

**UNCONDITIONAL WAIVER AND RELEASE – FINAL PAYMENT**

(reference Texas Property Code §§ 53.281 and 53.284)

[This header is for your convenience and may be deleted from the actual notice letter]

**NOTICE:**

THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. IT IS PROHIBITED FOR A PERSON TO REQUIRE YOU TO SIGN THIS DOCUMENT IF YOU HAVE NOT BEEN PAID THE PAYMENT AMOUNT SET FORTH BELOW. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL RELEASE FORM.

**UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT**

Project \_\_\_\_\_

Job No. \_\_\_\_\_

The signer of this document has been paid in full for all labor, services, equipment, or materials furnished to the property or to \_\_\_\_\_ (person with whom signer contracted) on the property of \_\_\_\_\_ (owner) located at \_\_\_\_\_ (location) to the following extent: \_\_\_\_\_ (job description). The signer therefore waives and releases any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position.

The signer warrants that the signer has already paid or will use the funds received from this final payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project up to the date of this waiver and release.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

[name of company]

By: \_\_\_\_\_  
[name], [title]

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME by the said \_\_\_\_\_ on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ to certify which witness my hand and official seal of office.

Notary Public in and for the State of Texas