

**CONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT  
(TEXAS)**

Project: \_\_\_\_\_  
Job No.: \_\_\_\_\_

Upon receipt by the undersigned of a check from \_\_\_\_\_ in the  
sum of \_\_\_\_\_ DOLLARS  
(\$\_\_\_\_\_) made payable to \_\_\_\_\_, and

when the aforesaid check has been properly endorsed and has been paid by the bank upon which it is  
drawn, this document shall become effective to release any mechanic's lien right, and right to sue on a  
payment bond that complies with a state or federal statute, any contract, payment bond and right to sue  
for payment, and any rights under any similar ordinance, rule or statute that may be enacted to claim or sue  
for persons in the undersigned's position, who shall be deemed to be the property of

\_\_\_\_\_ (the "owner")  
located at \_\_\_\_\_ property  
address), \_\_\_\_\_ the following \_\_\_\_\_ extent:  
\_\_\_\_\_ (job description)

This release covers final payment for labor, services, equipment, or materials furnished to the  
person with whom \_\_\_\_\_ (name of person with whom  
the check was made payable)

By accepting this document, the recipient should verify evidence of  
payment to the undersigned.

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

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

\_\_\_\_\_  
Name of Company

By: \_\_\_\_\_  
Authorized signature

Title: \_\_\_\_\_

This instrument was prepared by:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF \_\_\_\_\_ S:

*[For individuals]*

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_ *[name of individual]*.

*[For corporation]*

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by \_\_\_\_\_ *[name of person signing on behalf of corporation]* *[office or title]* of \_\_\_\_\_ *[name of corporation]*, a \_\_\_\_\_ *[place of incorporation]* corporation, on behalf of the corporation.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal)

\_\_\_\_\_  
Signature of Notary Public