

Lien Waiver Templates

The four waiver types a GC will typically ask you to sign when they pay you. Use the conditional version until the check actually clears.

Not legal advice. This template is provided for general informational purposes only. Lien rights, notice deadlines, and required language vary by state and project type. Confirm current requirements with a licensed attorney in your state before relying on this document. California requires specific statutory wording (Civil Code §§8132–8138) for a waiver to be enforceable there — use California’s exact statutory form for CA jobs rather than this general template.

Conditional Waiver and Release on Progress Payment

This waiver is effective only when the claimant receives payment. Sign and deliver together with the payment; it becomes void if the payment is not actually received or the check does not clear.

Property / Job Name

Job Number

Claimant (Subcontractor)

Customer (GC / Owner)

Amount of Payment

Payment Method / Check #

Through Date (this waiver covers labor/materials furnished through this date)

Exceptions (claims NOT released by this waiver, if any)

Claimant Signature / Date

Print Name / Title

Unconditional Waiver and Release on Progress Payment

This waiver is effective immediately upon signing, whether or not payment has been received. Only sign this after payment has actually cleared.

Property / Job Name

Job Number

Claimant (Subcontractor)

Customer (GC / Owner)

Amount of Payment

Payment Method / Check #

Through Date (this waiver covers labor/materials furnished through this date)

Exceptions (claims NOT released by this waiver, if any)

Claimant Signature / Date

Print Name / Title



Conditional Waiver and Release on Final Payment

This waiver covers the entire scope of work and is effective only when the claimant receives final payment in full. Use this in exchange for the final check.

Property / Job Name	Job Number
Claimant (Subcontractor)	Customer (GC / Owner)
Amount of Payment	Payment Method / Check #
Through Date (this waiver covers labor/materials furnished through this date)	
Exceptions (claims NOT released by this waiver, if any)	
Claimant Signature / Date	Print Name / Title

Unconditional Waiver and Release on Final Payment

This waiver covers the entire scope of work and is effective immediately upon signing, regardless of payment. Only sign this after final payment has actually cleared.

Property / Job Name	Job Number
Claimant (Subcontractor)	Customer (GC / Owner)
Amount of Payment	Payment Method / Check #
Through Date (this waiver covers labor/materials furnished through this date)	
Exceptions (claims NOT released by this waiver, if any)	
Claimant Signature / Date	Print Name / Title

Subcrewz

Subcrewz keeps every signed waiver attached to the job so you can prove exactly what was released — and when.
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