

CONDITIONAL WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

State of Florida: Fla. Stat. § 713.20(4) form, conditioned as permitted by § 713.20(7)

The undersigned lienor, in consideration of the sum of \$_____, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through _____ (insert date) to _____ (insert the name of your customer) on the job of _____ (insert the name of the owner) to the following property:

(description of property)

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

Condition of payment (Fla. Stat. § 713.20(7)). The undersigned lienor executes this waiver and release in exchange for a check and, as permitted by section 713.20(7), Florida Statutes, conditions this waiver and release on payment of that check: check No. _____ drawn by _____ (maker of check) in the amount of \$_____ payable to _____. Notwithstanding any other language in this document, this waiver and release becomes effective only when the check identified above has been properly endorsed and has been paid by the bank on which it is drawn. Before any recipient relies on this document, that person should verify that the check has been paid.

DATED on _____ (date, year).

(Lienor)

By:

Claimant's Signature

Date

Print Name

Company (Claimant)

Fla. Stat. § 713.20(4) safe-harbor form with the check-payment condition the lienor may elect under § 713.20(7); enforceable in accordance with its terms (§ 713.20(8)). No notarization or witness is required. This waiver does not release payment-bond rights (bond waivers use the separate forms in Fla. Stat. § 713.235 and § 255.05(2)). Form LW-FL-CP v1.