

**UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT
(ARIZONA)**

TYPE 4 FORM - (PURSUANT TO A.R.S. §33-1008(D)(4))

Project: _____

Job No.: _____

The undersigned has been paid in full for all labor, services, equipment or material furnished to the jobsite or to _____

(Person with whom Undersigned Contracted)

on the job of _____

(Owner)

located at _____ and does hereby waive

(Job Description and/or Location)

and release any right to mechanics' lien, any state or federal statutory bond right, any private bond right, any stop notice or bonded stop notice, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the undersigned's position, except for disputed claims for extra work in the amount of \$_____.

The undersigned warrants that it either has already paid or will use the monies it receives from this final payment to promptly pay in full all of its 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. _____

(Type of Work, Materials and/or Equipment Furnished)

The following invoices and pay applications are included in the above referenced amount:

Date Signed: _____

(Company Name)

By: _____

(Signature)

(Title)

(Claimant's Phone Number)

NOTICE: THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL RELEASE FORM.

INSTRUCTIONS FOR USE

Limited Use Agreement.

This Form is provided as a courtesy of Western States Lien Company. Users of this form are instructed to read it carefully and use it only for the State first listed in the title. Each State has different laws which apply to the use of construction forms and language which might be acceptable in one state may not necessarily be legally binding and valid for another state. Use of this form should not be construed as the providing of legal advice by Western States Lien Company or any of its attorneys. The use of this form does not constitute the formation of an attorney – client relationship between the user and Western States Lien Company. Western States Lien Company makes no warranty or guarantee of any kind regarding the validity or enforceability of this Form for any legal purpose.

This form may be freely used by any licensed contractor, subcontractor, material supplier or project owner and its representatives so long as such use is without charge. Duplication or use of this form for any commercial purpose by any individual or party charging a fee for services is strictly prohibited. This form may not be re-produced in printed or electronic form if the user is intending to sell or otherwise charge a fee or in which the use would constitute a sale. In layman's terms – if you are a law firm, other service provider, or publisher that intends to charge your client or customer to use this form – don't.

Instructions for Completing Form.

- Complete all sections of the form. Do not leave any lines blank. If this is for the final payment and all invoices / statements have been paid write in "ALL"
- If there are "disputed" items, change orders, etc., the amount needs to be listed. If you leave that portion of the form blank, the Court's will interpret it to be \$0.00. Specifically list all exceptions and attach that page to this release.

Practice Pointer.

Claimant -- The more specific and detailed you are in completing this form the better for all involved.

Owner / General Contractor – Call the Claimant BEFORE relying on the Release to ensure that it is a true and authorized instrument. Faxed copies of this form are generally acceptable if faxed from the Supplier or Subcontractor's business fax number AND you have personally called the Claimant to verify the authenticity of the signed form.