

**UNCONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT  
(IDAHO)**

**(Pursuant to ICA §45-501 et seq)**

Property Name: \_\_\_\_\_

Property Location: \_\_\_\_\_

Undersigned's Customer: \_\_\_\_\_

Invoice / Payment Application Number: \_\_\_\_\_

Payment Amount: \_\_\_\_\_

Amount of Disputed Claims: \_\_\_\_\_

The undersigned has been paid in full for all work, materials and equipment furnished to the Customer for the above-described Property and does hereby waive and release any notice of lien, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to payment rights that the undersigned has on the above-described Property, except for the payment of Disputed Claims, if any, noted above. The undersigned warrants that he or she either has already paid or will use the money received from this final payment promptly to pay in full all laborers, subcontractors, materialmen and suppliers for all work, materials and equipment that are the subject of this waiver and release.

Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

\_\_\_\_\_

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

**Disputed Claims:** The following invoices, pay applications, retention, or extra work are reserved by Claimant from this final payment (be specific): \_\_\_\_\_

\_\_\_\_\_

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 to the extent of the Payment Amount or the amount received. If you have not been paid, use a conditional release form.**

STATE OF IDAHO )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a notary public, do hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ (name of person) as lien claimant or \_\_\_\_\_ (title, position or type of authority granted by lien claimant) of \_\_\_\_\_ (lien claimant), personally appeared before me, and who, being by me first duly sworn, declared that the statements therein contained are true .

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

\_\_\_\_\_  
Notarial officer

My Commission Expires:

Seal:

## 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 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.
- Staple true and complete copies of applicable billing statements, pay applications, rental agreements, or other specific invoices for which the document applies directly to the form.
- If specific invoices, change orders, or other contract modifications are within the date range listed for the release and they are not final or otherwise in dispute – specifically list them as 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 acceptable if faxed from the Supplier or Subcontractor's business fax number.