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How to Complete Your Colorado Unconditional Final Lien Waiver

Unconditional Final Lien Waiver (Colorado)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. An unconditional final lien waiver is a contractor's or supplier's sworn statement that it has been paid in full and releases all Colorado mechanic's lien rights on the project.

1. **Only after payment**
   Sign this only after final payment has actually been received and cleared.
2. **Sign before a notary**
   Owners, lenders, and title companies usually require it to be notarized. Bring a current, government-issued photo ID.

After It's Signed

- The owner or title company keeps the original with the project records.

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Have questions about this document? To consult with an attorney, contact **Gavrilov & Brooks Law Firm**, Colorado Springs office: 18 N. Sierra Madre St., Suite D, Colorado Springs, CO 80903, **(719) 419-9777**, or **www.gavrilovlaw.com**. Attorneys licensed in California, Nevada, and other states.

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UNCONDITIONAL FINAL LIEN WAIVER

(Colorado mechanics' lien law, C.R.S. 38-22-101 et seq.)

Owner

Contractor / customer

Project address and county

Claimant (company furnishing labor, materials, or services)

Work furnished

Payment amount ($)

For work through (date)

Check no. / payment method (optional)

The claimant has been **paid in full** for all labor, materials, equipment, and services furnished for the project, and **unconditionally waives and releases** any and all mechanic's lien rights, claims, and stop-payment rights against the property, the owner, and the contractor arising from the project. The claimant states that it has paid all of its own subcontractors, suppliers, and workers for the project.

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Date

X

Claimant's authorized signature

Title

Printed name

JURAT

STATE OF COLORADO)
) ss.
COUNTY OF ____)

Subscribed and sworn to before me on

(date)

by (name of signer)

X

Notary Public

(Notary seal)

Notary's printed name

Notary ID number

My commission expires

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