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How to Complete Your Ohio Final Lien Waiver

Final Waiver and Release of Lien (Ohio)

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

About this form. A final lien waiver is a contractor's or supplier's sworn statement that it has been paid in full and releases all Ohio 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** at **(916) 504-0529** or **www.gavrilovlaw.com**. Attorneys licensed in California, Nevada, and other states.

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FINAL WAIVER AND RELEASE OF LIEN

(Ohio Mechanic’s Lien Law, R.C. Chapter 1311)

Owner

Contractor / customer

Project address and county

Parcel no. (optional)

Claimant (company furnishing labor, materials, or services)

Work furnished

Final payment amount ($)

Check no. (optional)

The claimant has been **paid in full** for all labor, materials, equipment, and services furnished for the project, and **waives and releases any and all mechanic’s lien rights and claims** 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 OHIO)
) ss.
**COUNTY OF) **

Sworn to (or affirmed) and subscribed before me on

(date) by (name of signer)

An oath or affirmation was administered to the signer with regard to the notarial act.

X

Notary Public

(Notary seal)

Notary's printed name

My commission expires

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