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How to Complete Your Ohio Partial Lien Waiver

Partial Waiver and Release of Lien (Ohio)

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

About this form. A partial lien waiver releases a contractor's or supplier's Ohio mechanic's lien rights for work through a date, in exchange for a progress payment.

1. **Fill in the project and payment**
   Enter the project, the work, the payment amount, and the date the work is covered through.
2. **Sign before a notary**
   Owners, lenders, and title companies usually require lien waivers to be notarized. Bring a current, government-issued photo ID.

After It's Signed

- Exchange the signed waiver for payment. Use the Final Lien Waiver at final payment. We have a free form.

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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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PARTIAL 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

Payment amount received ($)

For work through (date)

Check no. (optional)

In consideration of the payment stated above, **upon receipt and clearance of that payment**, the claimant waives and releases its mechanic’s lien rights against the property described above for labor, materials, and services furnished through the date stated. This waiver does not cover retainage, extra work, or work after that date, and is void if payment is not received or does not clear.

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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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