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How to Complete Your Texas Contractor's Affidavit of Bills Paid

Contractor's Affidavit of Bills Paid (Texas Property Code Chapter 53)

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

About this form. An affidavit of bills paid is a contractor's sworn statement that everyone who furnished labor or materials for a Texas construction project has been paid. It helps protect owners against mechanic's lien claims.

1. **Who signs**
   The contractor (or an authorized officer of the contracting company) signs this sworn statement, usually when the owner makes final payment.
2. **Fill in the project (Page 1)**
   Enter the owner, contractor, property, contract date, and completion date.
3. **List any unpaid amounts (Page 1)**
   If anything is still owed to a subcontractor or supplier, list it. Otherwise write "None."
4. **Swear before a notary (Page 2)**
   This is a sworn affidavit, so it must be signed under oath before a notary. Do not sign ahead of time. Bring a current, government-issued photo ID.

After It's Signed

- The owner should keep the original with the project records. Lenders and title companies commonly require it before closing or final funding.
- A false affidavit can make the contractor liable to the owner and may be a crime under Texas law.

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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**. Main headquarters: 2315 Capitol Avenue, Sacramento, CA 95816.

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CONTRACTOR'S AFFIDAVIT OF BILLS PAID

(Texas Property Code Chapter 53)

Owner:

Name of owner

Address

Contractor:

Name of contractor (company)

Address

Property:

Street address

County

Legal description (if known)

Contract:

Date of contract

Description of work

Date of completion

Before me, the undersigned notary, on this day personally appeared the affiant named below, who, being by me duly sworn, on oath stated:

1. I am the contractor named above or an officer or authorized representative of the contractor, I am authorized to make this affidavit, and I have personal knowledge of the facts stated in it.
2. All labor, materials, equipment, and services furnished for the work described above under the contract have been paid in full, including all subcontractors, suppliers, laborers, and other persons who furnished labor or materials, except the following (if none, write “None”):
3. To my knowledge, no person who furnished labor or materials for the work has a claim or lien, filed or unfiled, against the property or the owner arising from the work, other than as stated above.
4. All taxes, fees, and charges arising from the work for which the contractor is responsible have been paid.
5. I make this affidavit knowing that the owner, any lender, and any title insurer will rely on it, and the contractor agrees to indemnify and hold the owner harmless from any claim or lien arising from labor or materials furnished for the work.

Affiant's initials: _____

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X

Signature of affiant

Printed name

Title / capacity (e.g., owner, president of contractor)

JURAT

STATE OF TEXAS §

**COUNTY OF § **

Sworn to and subscribed before me on

Date

by (name of affiant)

X

Notary Public, State of Texas

(Notary seal)

Notary's printed name

Notary ID number

My commission expires

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