How to Complete Your Washington Lien Waiver (Progress and Final)

Lien Waiver and Release (Washington, chapter 60.04 RCW)

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

About this form. A lien waiver releases a contractor's or supplier's Washington construction lien rights in exchange for payment. Choose conditional progress or final.

1. **Choose the waiver type**
   Use conditional for progress payments; sign a final waiver only after final payment clears.
2. **Swear before a notary**
   Sign under oath before the notary with a current, government-issued photo ID.

After It's Signed

- Owners, lenders, and title companies keep the signed waivers with the project records.

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Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm has attorneys licensed in multiple states. Phone and video consultations are available, wherever you are. **(916) 504-0529** · **www.gavrilovlaw.com**

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YOUR FORM BEGINS ON THE NEXT PAGE

LIEN WAIVER AND RELEASE

Washington, chapter 60.04 RCW

Owner

Contractor / customer

Project address and county

Claimant (company furnishing labor, materials, or services)

Work furnished

Type of waiver (check one):

Conditional progress waiver: effective only when the payment below is received and clears, for work through the date stated. It does not cover retainage, extras, or later work.

Final waiver: the claimant has been paid in full for all work on the project, and waives all lien rights for the project.

Payment amount ($)

Work through (date)

Check no. (optional)

Upon receipt of the payment stated, the claimant waives and releases its lien rights under chapter 60.04 RCW against the property described above to the extent stated, and states that it has paid, or will use this payment to pay, its own subcontractors, suppliers, and workers for the work covered.

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Date

X

Claimant's authorized signature

Title

JURAT

STATE OF WASHINGTON)
) ss.
COUNTY OF ____)

Signed and sworn to (or affirmed) before me on

(date) by (name of signer)

X

Notary Public

(Notary seal)

Notary's printed name

Title (Notary Public, State of Washington) My commission expires

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