Form 51-11

This form is based on the form found in Tex. Prop. Code § 53.284(e). If a contractor (or other potential lien claimant) is required to execute an unconditional waiver and release to prove the receipt of good and sufficient funds for a final payment and the claimant or potential claimant asserts in the waiver and release that the claimant or potential claimant has been paid the final payment, the waiver and release must read as follows. The form must include the notice at the top of the document.

Unconditional Release on Final Payment

NOTICE: This document waives rights unconditionally and states that you have been paid for giving up those rights. It is prohibited for a person to require you to sign this document if you have not been paid the payment amount set forth below.  If you have not been paid, use a conditional release form.

Project: **NAME OF ADMINISTRATOR**, **HOUSEHOLD NAME**, **PROPERTY ADDRESS**

Job No.: **CONTRACT NUMBER**-**ACTIVITY NUMBER**

The signer of this document has been paid in full for all labor, services, equipment, or materials furnished to the property or to  **NAME OF PERSON WITH WHOM SIGNER CONTRACTED** on the property of   **HOUSEHOLD/OWNER NAME** located at   **PROJECT STREET ADDRESS,** **PROJECT CITY, TEXAS,****PROJECT ZIP CODE** to the following extent:  **BRIEFLY DESCRIBE JOB PERFORMED**. The signer therefore waives and releases any mechanic’s lien right, any right arising from a payment bond that complies with a state or federal statute,  any common-law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer’s position.

The signer warrants that the signer has already paid or will use the funds received from this final payment to promptly pay in full all of the signer’s laborers, subcontractors, materialmen, and suppliers  for all work, materials, equipment, or services provided for or to the above-referenced project up to the date of this waiver and release.

Date

**COMPANY NAME**

By

 **NAME**, **TITLE**