

**WAIVER AND RELEASE OF LIEN AND PAYMENT BOND RIGHTS
UPON FINAL PAYMENT**

STATE OF GEORGIA

COUNTY OF _____

The undersigned mechanic and/or materialman has been employed by

_____ (Name of Contractor) to furnish

_____ (Describe Materials and/or

Labor) for the construction of improvements known as

_____ (Title of the Project or Building) which is located in

the City of _____, County of _____, and is owned

by _____ (Name of Owner) and more particularly

described as follows:

(Describe the property upon which the improvements were made using either a metes and bounds description, the land lot district, block and lot number, or street address of the Project.)

Upon receipt of the sum of \$ _____, the mechanic and/or materialman

waives and releases any and all liens or claims of liens it has upon the foregoing

described property or any rights against any labor and/or material bond on account of

labor or materials, or both, furnished by the undersigned to or on account of said Contractor for said property.

Given under hand and seal this _____ day of _____, 20_____.

_____(Seal)

(Witness)

(Address)

NOTICE: WHEN YOU EXECUTE AND SUBMIT THIS DOCUMENT, YOU SHALL BE CONCLUSIVELY DEEMED TO HAVE WAIVED AND RELEASED ANY AND ALL LIENS AND CLAIMS OF LIENS UPON THE FOREGOING DESCRIBED PROPERTY AND ANY RIGHTS REGARDING ANY LABOR OR MATERIAL BOND REGARDING THE SAID PROPERTY TO THE EXTENT (AND ONLY TO THE EXTENT) SET FORTH ABOVE, EVEN IF YOU HAVE NOT ACTUALLY RECEIVED SUCH PAYMENT, 90 DAYS AFTER THE DATE STATED ABOVE UNLESS YOU FILE AN AFFIDAVIT OF NONPAYMENT PRIOR TO THE EXPIRATION OF SUCH 90 DAY PERIOD. THE FAILURE TO INCLUDE THIS NOTICE LANGUAGE ON THE FORM SHALL RENDER THE FORM UNENFORCEABLE AND INVALID AS A WAIVER AND RELEASE UNDER O.C.G.A. §44-14-366.