

## Unconditional Waiver and Release on Progress Payment

Tex. Prop. Code § 53.284(c)

---

**"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 \_\_\_\_\_

"Job No. \_\_\_\_\_

"The signer of this document has been paid and has received a progress payment in the sum of \$\_\_\_\_\_ for all labor, services, equipment, or materials furnished to the property or to \_\_\_\_\_ (person with whom signer contracted) on the property of \_\_\_\_\_ (owner) located at \_\_\_\_\_ (location) to the following extent: \_\_\_\_\_ (job description). 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 that the signer has on the above referenced project to the following extent:

"This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to \_\_\_\_\_ (person with whom signer contracted) as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

"The signer warrants that the signer has already paid or will use the funds received from this progress 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 in regard to the attached statement(s) or progress payment request(s).

"Date \_\_\_\_\_

"\_\_\_\_\_ (Company name)

"By \_\_\_\_\_ (Signature)

"\_\_\_\_\_ (Title)"

---

Form text is Tex. Prop. Code § 53.284(c), reproduced verbatim. Texas statutes are edicts of government and are not subject to copyright. Statutory text verified September 7, 2026; § 53.281 was last amended effective January 1, 2022 (HB 2237). Confirm against the current code before relying on this form.

A waiver that does not substantially comply with the statutory form is unenforceable (§ 53.281(a)). APARBooks is construction accounting software, not a law firm, and this is not legal advice.

Free from [aparbooks.com/templates/texas-lien-waiver-form](https://aparbooks.com/templates/texas-lien-waiver-form)