

EXHIBIT F

RE: FLORIDA STATUTE, CHAPTER 713

Waiver or release of liens and Contractor's Final Affidavit and Release of Lien

Dear Contractor:

As of October 1, 1996, the Florida Statute regarding waiver or releases of liens changed. The changes are contained in the Florida Statutes (Supplement 1996), Chapter 713: Liens, Generally, Part I Construction Liens. Please contact your attorney should you need to review the changes.

The City of St. Petersburg, WIN Program will now require that all lien waivers be substantially similar in form and content to the approved statute. For your convenience, the waivers have been included in this notice.

In addition to the change in the forms, the WIN Program is updating our policy requiring lien releases. Please note the following changes that will take effect immediately and are consistent with the state statutes.

Lien releases shall be required from

- General contractor or speciality contractor at each progress payment (draw)
- Any contractor, sub-contractor, speciality contractor or supplier that has recorded a NOTICE TO OWNER
- Any contractor, sub-contractor, specialty contractor, or supplier, if requested by the homeowner (or bank) in writing, prior to the first draw.

Contractor's Final Affidavit and Lien Release is required:

- From general contractor or specialty contractor (if no GC is involved) prior to releasing the final draw.
- Final lien release (per FS 713.20) is not an acceptable release from the contractor of record.

Note: Lien releases are not required from sub-contractors at progress payments or final (unless NTO has been recorded). General rule is summarized as: **Whoever is going to be paid provides the lien release and all final lien releases must be a Contractor's Final Affidavit and Release of Lien.**

Should there be any questions regarding the new lien and waiver regulations, please consult Florida Statute 713. Faxed copies may be submitted to process the draw request, however, checks will not be disbursed until signed original releases are received by the City.

Attachments:

WAIVER AND PARTIAL RELEASE OF LIEN UPON PROGRESS PAYMENT (EXHIBIT F - PART)

WAIVER AND RELEASE OF LIEN UPON PAYMENT (EXHIBIT F- SUB/SUP)

CONTRACTOR'S FINAL AFFIDAVIT AND RELEASE OF LIEN (EXHIBIT F - FINAL)

EXHIBIT F - PART

WAIVER AND PARTIAL RELEASE OF LIEN UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$_____,
hereby waives and releases its lien and right to claim for labor, services, or materials
furnished through_____, 2006,

to_____ (insert name of customer),

on the job of _____ (insert name of owner)

to the following property:

This waiver and release does not cover any retention of labor, services, or materials furnished
after the date specified.

Dated on:_____, 2006.

By:_____

Print Name:_____

Company:_____

EXHIBIT F - SUB/SUP

WAIVER AND RELEASE OF LIEN UPON FINAL PAYMENT

The undersigned lienor, in consideration of the sum of the final payment in the amount of
\$_____, hereby waives and releases its lien and right to claim for labor,
services or materials furnished through_____, 2006,

to_____ (insert name of customer),

on the job of _____ (insert name of owner)

to the following property:

This waiver and release does not cover any retention of labor, services or materials furnished
after the date specified.

Dated on:_____, 2006

By:_____

Print Name: _____

Company:_____

CONTRACTOR'S FINAL AFFIDAVIT AND RELEASE OF LIEN

J:\internet\housing\pdf\Lien Release Forms .wpd