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WAIVER AND RELEASE OF LIENS

The undersigned is a general contractor or subcontractor, materialman or other person, corporation, partnership or other entity furnishing services, labor or material in the construction or repair of improvements upon real estate owned by _____ and described as follows:

_____ (hereinafter, the "Project")

[Project Name & Property Address or Brief Legal Description]

The undersigned, in consideration of the sum of _____ Dollars (\$ _____), in payment of invoice or application dated the _____ day of _____, 20 ____, and other good and valuable consideration does **the undersigned does hereby waive and release** Regal Renovations LLC ("Regal Renovations"), its owner, and its respective successors and assigns, and each of its parents, subsidiaries affiliates, members, past and present officers, directors, heirs, and administrators, from any claim for payment including claims under the laws or statutes of the municipality, State or Federal Government relating to Payment Bonds, the Miller Act, or other Act or statute including Prompt Payment statutes, or Bonds relating to the Project, and in addition all lien, or claim of, or right to, lien under municipal, State or Federal laws or statutes, relating to Mechanic's Liens, with respect to and on said Project, and the improvements thereon, and on the material relating to Mechanic's Liens, Payment Bonds, Miller Act or other law, Act or statute, with respect to and on said Project, and the improvements thereon, and on material, fixtures, apparatus or machinery furnished and on moneys, funds or other considerations due or to become due from the Owner, on account of labor, services, material, fixtures, apparatus or machinery heretofore furnished to this date by the undersigned for the Project.

The foregoing shall not relieve the undersigned of its obligations under any agreement it may have with Regal Renovations, which, by their nature, survive completion of the work, including without limitation, warranties, guarantees, and indemnities.

IT IS UNDERSTOOD AND AGREED THAT THIS WAIVER AND RELEASE IS FOR ALL SERVICES RENDERED, WORK DONE AND MATERIAL FURNISHED PRIOR TO THE DATE HEREOF FOR THE PROJECT.

Contractor/Subcontractor/Supplier: _____

Printed Name

Signature

Date

Subscribed and sworn to before the undersigned, a Notary Public for the City/County of _____, State of Virginia, in said City/County and State, this _____ day of _____, 20__.

My commission expires:

Notary Public