



LIEN RELEASE

THIS AGREEMENT ("Agreement"), including the provisions below is made this _____ day of _____, 20____, between the Borrower (hereinafter defined) and Contractor (hereinafter defined).

WHEREAS, American Financial Resources, Inc., is a duly licensed Mortgage Banker and approved FHA 203(k) lender with principal offices at 9 Sylvan Way, Parsippany, NJ 07054 ("AFR");

WHEREAS, _____, is an individual(s) approved by AFR for an FHA Streamlined 203(k) rehabilitation loan ("Borrower") subject to all regulations and procedures established by FHA guidelines in connection with the rehabilitation of a property located at _____ ("Property");

WHEREAS, Borrower has given a Mortgage, Deed of Trust or Security Deed ("Security Interest") to AFR to secure Borrower's Note ("Note") in connection with the Property; and

WHEREAS, the Property has been fully and finally rehabilitated in accordance with an approved Homeowner/Contractor Agreement submitted to AFR by Borrower according to terms and conditions agreed to by _____ ("Contractor");

NOW THEREFORE Contractor acknowledges that upon the receipt and sufficiency of a check from AFR in the amount of \$_____ payable to Contractor that unless such check has been dishonored by the bank upon which it is drawn within thirty (30) days of the date such check was drawn, it will satisfy any and all obligations on the part of AFR and/or Borrower with respect to Work performed at the Property in accordance with the Homeowner/Contractor Agreement and that all services and/or goods supplied by Contractor and their sub-contractors, if any, are paid in full and that this document shall become effective to release any mechanic's lien, stop notices or bond rights Contractor, or any sub-contractor may have with respect to the Property.



Contractor does hereby certify that all laborers, material, equipment and services used for the above referenced job have all been paid in full.

Contractor shall forever release and hold harmless AFR and Borrower from any claims with respect to the rehabilitation goods and/or services supplied by and through Contractor, directly or indirectly through a sub-contractor and shall indemnify AFR and Borrower for any claims brought by any subcontractor or other third party therefor.

This release covers the final payment by AFR to Contractor for all labor, services, equipment or material furnished on the job and fully and finally satisfies any and all obligations of AFR and Borrower to Contractor and their sub-contractors, if any.

_____ _____
Date By:

Name and Title _____

Contractor Company Name _____

Contractor License # _____

Federal Tax Payer ID # _____

Address _____

City, State, Zip _____

Phone Number _____

This executed document should be sent to 203k@afrwholesale.com or 203k@afrmortgage.com