

# How to Automate Lien Waivers and Modernize Construction Payments

**Meet MX Build SmartPay:** We help construction companies to automate lien waivers by integrating and embedding compliance into payments. Our modern, streamlined process reduces time spent on administrative tasks and helps you to pay subcontractors faster and more efficiently – with less risk.

## How it helps

- We de-risk payments by integrating, automating and embedding lien waivers into the payments with systematic conditionality.
- Our comprehensive cash management capabilities allow your company to confidently send payments without manually reconciling compliance status every time.
- SmartPay empowers your trade partners to get paid faster and with less hassle while also empowering your company to better manage funds and minimize risk.

## The SmartPay difference

- **Embedded compliance and conditionality:** We've fully embedded compliance sign-offs, like lien waivers, and documentation requirements as conditions for each payment in Theo SmartPay.
- **Escrow makes it easier:** SmartPay transforms each payment into an escrow transaction that does not and cannot be released until both the payor and payee are satisfied from a compliance standpoint.
- **Documentation and dispersing dollars:** We track document submissions, tied to systematic payment conditionality, like lien waivers, W9's, and insurance forms as triggers for payments. Then, payments are settled and distributed via ACH, virtual cards, or paper checks. The consolidated documents are gathered and stored for ease of access and seamless verifications.



**Which payment methods do you accept?**  
Mark all that apply.

ACH

Mastercard

Check

Batch name	Status	Need approval
Payment batch 1	Awaiting approval	4 of 5
Payment batch 2	Awaiting approval	1 of 4
Payment batch 3	Hold	1 of 26
Payment batch 4	In progress	0 of 22
Payment batch 5	Awaiting documents	0 of 4
Payment batch 6	In progress	0 of 17

**Required documents**

Additional documents

Missing 3 documents ▼

- Form W9 ●
- Insurance ●
- Lien Waiver ●

1 document expired ▼

Already submitted ▼

