

TEXAS RELEASE OF LIEN FORM REAL ESTATE Manual

Texas Release of Lien Form Real Estate: A Comprehensive Guide

When dealing with real estate transactions in Texas, understanding the importance of a release of lien form is crucial. A Texas release of lien form real estate is a legal document used to officially remove a lien from a property title once the associated debt or obligation has been satisfied. Whether you're a property owner, a contractor, or a lender, knowing how to properly utilize and execute this form helps ensure clear title transfer and protects your legal rights.

In this article, we will explore the significance of the Texas release of lien form real estate, the process of obtaining and filing it, and essential tips to ensure its proper use in real estate transactions.

Understanding the Texas Release of Lien Form in Real Estate

A release of lien is a document that signifies the borrower or property owner has paid off a debt, such as a mortgage, mechanic's lien, or contractor's lien, and the lienholder agrees to remove this encumbrance from the property's title. In Texas, this process is governed by state law and specific procedures to ensure the lien is properly released and recorded.

A properly executed Texas release of lien form real estate:

- Confirms that the debt has been paid in full
- Legally releases the lien from the property
- Ensures the property title is clear for future transactions

Failure to file or record a release of lien can lead to lingering claims against the property, complicating future sales or refinances. Therefore, understanding the purpose and proper handling of this form is essential for all parties involved.

Types of Liens Releasable with a Texas Release of Lien Form

In Texas, several types of liens may be released using a standard release of lien form. Some of the most common include:

1. Mortgage Liens

- When a borrower repays a mortgage loan, the lender issues a release of lien, removing their claim on the property.

2. Mechanic's and Construction Liens

- Contractors, subcontractors, or suppliers who have filed a lien for unpaid work or materials can be released once the debt is settled.

3. Tax Liens

- Upon payment of outstanding property taxes, the taxing authority issues a release of lien.

4. Judgment Liens

- When a court judgment is paid, the creditor can release the lien on the property.

How to Obtain a Texas Release of Lien Form for Real Estate

Getting a Texas release of lien form real estate involves several steps, often initiated by the lienholder or the property owner once obligations are fulfilled.

Step 1: Verify the Debt Has Been Paid

- Ensure all dues, including principal, interest, and fees, are settled.
- Obtain proof of payment, such as receipts or canceled checks.

Step 2: Use the Correct Form

- Texas provides standardized forms, such as the Release of Lien form, which can often be obtained from the county clerk's office or online legal form providers.
- Verify that the form complies with Texas law and covers the specific type of lien.

Step 3: Complete the Form Accurately

- Include details such as:
- Property address and legal description
- Name of the lienholder
- Name of the property owner
- Date of the original lien
- Amount paid
- Sign and date the document, ensuring it is notarized if required.

Step 4: Notarization

- Texas law often requires the signature on the release form to be notarized to be legally valid.

Step 5: Record the Release with the County Clerk

- Submit the completed, notarized form to the county clerk's office where the property is located.
- Pay any applicable recording fees.
- The recording creates an official public record, ensuring the lien is removed from the property's title.

Legal Requirements and Best Practices for Texas Release of Lien Forms

Ensuring the release of lien form is executed correctly is vital for legal clarity and preventing future disputes.

Legal Requirements in Texas

- The form must be in writing and signed by the lienholder or authorized agent.
- Signatures must be notarized to be valid.
- The document must include sufficient property description to identify the property.
- It must be recorded in the county where the property is located.

Best Practices

- Use official or legally reviewed forms to ensure compliance.
- Keep copies of all documentation related to payment and the release process.
- Confirm recording has been completed by checking the county records.

- Notify relevant parties (e.g., mortgage company, contractor) once the lien is released.

Importance of Properly Filing and Recording the Release of Lien

Failing to record the release of lien properly can lead to significant issues:

- Lingering liens can cloud the title, complicating future sales or refinancing.
- Potential legal disputes if the lienholder later claims the lien was not released.
- Possible penalties or legal consequences for improper handling of lien releases.

In Texas, recording the release with the county clerk's office provides public notice and ensures the lien is officially removed from the property record.

Sample Language for a Texas Release of Lien Form

While official forms vary, a typical Texas release of lien form may include language similar to:

"The undersigned, [Lienholder Name], hereby releases and discharges any and all liens, claims, or encumbrances upon the property located at [Property Address], legally described as [Legal Description], which were filed or recorded as of [Date], in the records of [County], Texas, for the amount of [Paid Amount]."

Ensure the form is clear, explicit, and contains all necessary details for legal enforceability.

Conclusion

The Texas release of lien form real estate is a vital document in safeguarding property titles and ensuring clarity in real estate transactions. Properly obtaining, completing, notarizing, and recording this form prevents future legal complications and facilitates smooth property transfers. Whether you're a property owner paying off a lien or a lienholder releasing a claim, understanding the process and legal requirements is essential.

By adhering to Texas law and best practices, you can ensure that liens are correctly released, protecting your investment and maintaining the integrity of property records. Always consult with legal professionals or real estate experts when handling lien releases to ensure compliance and accuracy.

Remember: A properly executed Texas release of lien form is more than just paperwork—it's a critical step in maintaining clear, marketable titles and facilitating seamless property transactions in Texas.

Texas Release of Lien Form Real Estate: An Expert Guide

When engaging in real estate transactions in Texas, understanding the legal documents involved is crucial, particularly the Release of Lien form. This document plays a vital role in protecting property owners' rights and ensuring clear title transfer. In this comprehensive review, we will explore the significance of the Texas Release of Lien form, its proper usage, legal implications, and best practices for both property owners and lien claimants.

Understanding the Texas Release of Lien Form in Real Estate Transactions

In the Texas real estate landscape, liens are common mechanisms used by contractors, suppliers, or other creditors to secure payment for work or materials provided during a construction or renovation project. Once the debt is paid in full, a formal document known as the Release of Lien must be executed to formally eliminate the lien from the property records.

What Is a Release of Lien?

A Release of Lien is a legal document that signifies the debtor (property owner or contractor) has fulfilled their financial obligation, and the lien claim is officially terminated. It ensures that the property title is clear of encumbrances related to that specific lien, facilitating smooth property transfers, refinancing, or sale.

Legal Significance of the Release of Lien in Texas

Protection for Property Owners

Property owners want to ensure that once they have paid for services or materials, their property is free from any claims. The Release of Lien provides legal assurance that the lien claim is invalidated, preventing future disputes and potential clouding of title.

Protection for Creditors and Contractors

On the other hand, contractors and suppliers rely on lien laws to secure payments. Proper documentation of lien releases confirms they have been paid, which can be critical if disputes arise or if they need to enforce their rights further.

Legal Requirements in Texas

Texas law mandates specific procedures for lien releases, including timely filing and proper

notarization. Failure to adhere to these procedures can result in unenforceable liens or legal complications.

Types of Texas Release of Lien Forms

In Texas, there are primarily two types of Release of Lien forms:

Partial Release of Lien

Used when only part of the owed amount has been paid. It releases the lien rights associated with the specific portion of work or materials covered by the partial payment.

Full Release of Lien

Issued when the entire debt has been paid, releasing all lien rights related to the project or property.

Key Features of the Forms

- Clear identification of the lien claimant and debtor
- Description of the property involved
- Specific amount paid and remaining balance (if applicable)
- Signatures and notarization to ensure validity

Core Components of a Texas Release of Lien Form

A well-prepared Release of Lien form must include several essential elements to be legally valid and enforceable:

1. Parties Involved

- Lien Claimant: The individual or company claiming the lien (e.g., contractor, supplier).
- Property Owner: The individual or entity owning the property.
- Debtor: The party responsible for payment, often the property owner or general contractor.

2. Property Description

A precise legal description of the property involved, including lot, block, subdivision, or parcel number, ensuring there is no ambiguity about what property the lien pertains to.

3. Details of the Lien

- Original lien claim date
- Amount claimed and paid
- Particulars of the work or materials supplied

4. Statement of Payment

A declaration that the lien claimant acknowledges full or partial receipt of payment, releasing their claim accordingly.

5. Notarization

The document must be notarized to verify authenticity and prevent disputes over its validity.

6. Signatures

The lien claimant's signature, along with the property owner's acknowledgment if necessary, to confirm agreement.

Step-by-Step Process for Executing a Texas Release of Lien

Proper execution of the Release of Lien form is critical. Here's a detailed guide:

Step 1: Confirm Payment

Ensure the payment has been fully received and documented. Partial payments require a Partial Release of Lien.

Step 2: Prepare the Form

Use an official Texas Release of Lien template or draft one with all required components. Many legal or construction associations provide standardized forms.

Step 3: Fill Out the Details

Accurately complete all sections, double-checking for correctness to prevent future disputes.

Step 4: Notarize the Document

Sign the form in front of a licensed notary public to authenticate the signature.

Step 5: Deliver the Document

Provide the signed and notarized Release of Lien to the property owner or relevant parties. Keep copies for your records.

Step 6: Record if Necessary

In some cases, filing the release with the county clerk's office or recording it in the county records may be advisable, especially if lien enforcement was previously recorded.

Legal Implications and Best Practices

Ensuring Validity

To avoid legal issues, always use up-to-date and Texas-specific forms. Non-compliance with state laws can render the lien release invalid.

Timely Filing

File or record the release promptly after payment to prevent potential disputes or future claims.

Clear Documentation

Maintain thorough records of payments, correspondence, and executed releases to support your case if disputes arise.

Consult Legal Counsel

When in doubt, consulting a real estate attorney can help ensure the release process complies with Texas laws and protects your interests.

Common Challenges and How to Address Them

- **Disputes Over Payment:** If there's a disagreement about whether payment was received, ensure you have documented proof such as canceled checks, receipts, or bank statements.

- **Incorrect Property Description:** Mistakes in describing the property can lead to unenforceable

releases. Always verify legal descriptions with official records.

- Unrecorded Releases: While not always mandatory, recording the release with the county can provide additional legal protection.

- Partial Payments: Be clear whether the release is partial or full, and use the appropriate form to reflect this status.

Conclusion: The Importance of a Proper Texas Release of Lien Form

In Texas real estate transactions, the Release of Lien form is more than just a procedural formality; it is a vital legal instrument that ensures clear title, protects property owners from future claims, and affirms the rights of lien claimants upon receipt of payment. Properly understanding and executing this document minimizes risks, streamlines property conveyance, and upholds compliance with Texas laws.

For property owners, insisting on a full and properly notarized Release of Lien after payments safeguards their investment. For contractors and suppliers, issuing accurate releases upon payment demonstrates professionalism and prevents future legal complications.

Expert Tip: Always work with legal professionals or use standardized Texas-specific forms to ensure your Release of Lien is valid, enforceable, and compliant with state regulations. Proper documentation ultimately safeguards your rights and keeps the property free of encumbrances.

In summary, the Texas Release of Lien form is an indispensable component of the construction and real estate legal framework. Its correct use ensures a smooth, dispute-free transfer of property interests, making it an essential tool for anyone involved in Texas real estate transactions.

Question What is a Texas release of lien form in real estate? A Texas release of lien form is a legal document used to officially remove a lien from a property after the debt has been paid or settled, confirming that the lienholder no longer claims an interest in the property. **When should I use a Texas release of lien form?** You should use a Texas release of lien form once you have fully paid off a mortgage, mechanic's lien, or other encumbrance to formally release the claim against the property. **How do I file a release of lien in Texas?** To file a release of lien in Texas, complete the appropriate form, have it notarized, and then record it with the county clerk's office where the property is located to make the lien removal official. **Are there specific requirements for a Texas release of lien form?** Yes, the form must include details such as the property description, lienholder's information, debtor's information, date of lien, and the signature of the lienholder or authorized agent, often requiring notarization. **Can I prepare my own Texas release of lien form?**

Yes, you can prepare your own release of lien form, but it's recommended to use a standardized template or consult a legal professional to ensure all legal requirements are met. How long does it take to process a Texas release of lien? Processing times vary by county, but typically, once recorded, the release becomes effective immediately. Some counties may take a few days to process and record the document. What are the benefits of filing a Texas release of lien? Filing a release of lien clears the title of any encumbrances, making the property more marketable and ensuring clear ownership transfer or refinancing opportunities. What should I do if my Texas release of lien form is rejected or rejected after filing? If rejected, review the reason for rejection, correct any errors or omissions, and refile the form with the county clerk. Consulting a real estate attorney can also help ensure proper filing.

Related keywords: Texas release of lien form, real estate lien release, lien release document Texas, property lien release Texas, Texas deed of release, lien satisfaction form Texas, real estate lien discharge, Texas lien release procedures, release of mortgage lien Texas, property lien termination Texas

APPLICATION GUIDE RELEASE NOTES

application guide release notes are an essential component of software development and deployment, serving as a comprehensive record that communicates updates, enhancements, bug fixes, and other significant changes to users and stakeholders. Whether you're releasing a new version of an application or updating an existing one, well-crafted release notes play a critical role in ensuring transparency, improving user experience, and facilitating smooth adoption of new features. In this article, we delve into the importance of application guide release notes, best practices for creating effective notes, and how to structure and distribute them to maximize their impact.

Understanding the Importance of Release Notes

What Are Release Notes?

Release notes are official documents or communications that summarize the updates made in a software release. They serve as a bridge between developers and users, providing clear information about what has changed, what new features are available, what bugs have been fixed, and any known issues that users should be aware of. Well-written release notes help set expectations and guide users on how to leverage new functionalities.

Why Are Release Notes Critical?

Effective release notes contribute to several key objectives:

- **Transparency:** Keeping users informed about changes fosters trust and confidence in the software.
- **Adoption:** Clear documentation of new features and improvements encourages users to utilize updated functionalities.
- **Support Efficiency:** Well-documented updates help support teams troubleshoot issues and answer user queries more effectively.
- **Compliance and Documentation:** For regulated industries, release notes serve as part of compliance records.

Best Practices for Creating Effective Release Notes

1. Know Your Audience

Before drafting release notes, understand whether your readers are end-users, administrators, developers, or internal stakeholders. Tailor the language and detail level accordingly:

- End-users prefer simple, non-technical language focusing on benefits and usability.
- Developers and technical staff may require detailed technical information, such as API changes or system requirements.

2. Structure Your Release Notes Clearly

A well-organized format enhances readability and ensures users can quickly find relevant information. Common sections include:

- **Overview:** Brief summary of the release and its significance.
- **New Features:** Descriptions of added functionalities.
- **Improvements:** Enhancements to existing features.
- **Bug Fixes:** Issues resolved in this release.
- **Known Issues:** Problems that remain unresolved, with guidance if available.
- **Notes/Important Information:** Additional details or instructions for users.

3. Use Clear and Concise Language

Avoid jargon and overly technical language unless appropriate for your audience. Focus on clarity:

- Explain what has changed and why it matters.
- Use bullet points for easy scanning.
- Include screenshots or visuals for complex updates.

4. Highlight Key Updates

Make the most critical information stand out by:

- Placing major features or fixes at the top.
- Using headings, bold text, or callouts to emphasize important points.

5. Incorporate Versioning and Dates

Always specify:

- The version number (e.g., 2.4.1)
- The release date

This helps users track updates over time and ensures they are referring to the correct documentation.

6. Include Call to Action

Encourage users to take specific steps, such as:

- Updating to the latest version
- Reviewing new documentation
- Providing feedback or reporting issues

Structuring Release Notes Effectively

Creating a Template for Consistency

Maintaining a consistent format helps users become familiar with your release notes and find information quickly. A typical template might include:

- **Release Title:** Version and date

- **Overview:** Summary of the release
- **New Features:**
 - Feature 1: Description
 - Feature 2: Description
- **Improvements:**
 - Improvement 1: Description
- **Bug Fixes:**
 - Issue 1: Description
- **Known Issues:**
 - Issue 1: Description and workaround if available
- **Additional Notes:** Any other relevant information

Using Visuals and Formatting

Enhance readability with:

- Headings and subheadings
- Bullet points and numbered lists
- Bold or italics for emphasis
- Screenshots or diagrams for complex features

Distribution and Accessibility of Release Notes

Choosing the Right Channels

Distribute release notes through channels that your users access regularly:

- Company website or product portal
- Email newsletters
- In-app notifications or pop-ups
- Support portals or knowledge bases

- Social media platforms

Timing and Frequency

Decide on a release schedule that suits your development cycle:

- Regular updates (monthly, quarterly)
- Major releases with comprehensive notes
- Emergency patches with quick summaries

Ensure release notes are accessible at the time of deployment.

Ensuring Accessibility and Clarity

Make release notes easy to find and read:

- Use clear titles and headings
- Provide downloadable PDFs for offline access
- Ensure compatibility with assistive technologies

Tools and Automation for Creating Release Notes

Utilizing Version Control Systems

Many teams automate release notes generation using version control tools like Git:

- Extract commit messages linked to features or fixes
- Generate changelogs automatically with tools like Conventional Commits or semantic-release

Dedicated Release Notes Software

Several platforms assist in managing and publishing release notes:

- GitHub Releases
- JIRA Release Hub
- Confluence or other documentation tools

Benefits of Automation

Automated tools:

- Reduce manual effort and errors
- Ensure consistency across releases
- Facilitate timely updates

Conclusion

Application guide release notes are more than just a formality—they are a vital communication tool that fosters transparency, supports user engagement, and streamlines software adoption. By adhering to best practices such as clear structure, audience awareness, and consistent formatting, organizations can create release notes that are informative and user-friendly. Leveraging automation tools can further enhance efficiency and accuracy, ensuring that your release documentation keeps pace with your development cycle. Ultimately, well-crafted release notes contribute significantly to the overall success of your application by building trust and empowering users with the knowledge they need to maximize the value of your software updates.

Application Guide Release Notes: Navigating Updates and Enhancements

Application guide release notes serve as the vital bridge between software developers and end-users, providing a comprehensive overview of what's new, improved, or deprecated in each version of an application. In an era where digital tools evolve rapidly, clear and detailed release notes ensure users can adapt seamlessly, leverage new features effectively, and understand the reasoning behind updates. This article explores the purpose, structure, and best practices of crafting compelling application guide release notes that inform and empower users, all while maintaining a technical yet accessible tone.

The Purpose of Release Notes: Bridging the Gap Between Developers and Users

At its core, application guide release notes fulfill several critical functions:

- **Communication of Changes:** They inform users about new features, bug fixes, improvements, and deprecated functionalities.
- **Guidance for Adoption:** They help users understand how to utilize new features or adapt to interface changes.
- **Transparency:** They foster trust by openly sharing the development process, challenges addressed, and future directions.

- Documentation for Support Teams: They serve as a reference for customer support, helping troubleshoot issues related to recent updates.

Understanding these purposes underscores the importance of crafting well-structured, accurate, and user-friendly release notes.

Structuring Effective Release Notes: A Deep Dive

Clear organization is key to making release notes accessible and informative. Here's a typical structure that balances technical details with reader-friendliness:

- Introduction and Overview

Start with a brief summary that encapsulates the essence of the release. Highlight the main themes—whether it's a major overhaul, minor bug fix, or security patch. Use plain language alongside technical details to cater to a broad audience.

Example:

This release introduces significant improvements to the user interface, enhances security protocols, and fixes several bugs reported in previous versions.

- Version Number and Release Date

Clearly specify the version number and the release date. This helps users verify if they are running the latest build and understand the timeline of updates.

Example:

Version 4.2.1 ? Released October 15, 2023

- New Features and Enhancements

List and describe new functionalities added to the application. Use bullet points for clarity, and include screenshots or links to documentation where applicable.

Tips:

- Focus on user benefits, not just technical specs.
- Mention prerequisites or configuration steps if necessary.

Example:

- Dashboard Customization: Users can now personalize their dashboards with draggable widgets.
- Enhanced Search Functionality: Improved algorithms for faster and more relevant search results.

- Improvements and Optimizations

Detail enhancements that improve performance, usability, or stability, even if they don't introduce new features.

Example:

- Reduced application load time by optimizing backend queries.
- Streamlined onboarding process for new users.

- Bug Fixes and Resolutions

Enumerate fixed issues, referencing bug IDs or issue trackers when possible. Be transparent about the scope and impact of fixes.

Example:

- Fixed crash when exporting reports with large datasets.
- Resolved login issues experienced on older browsers.

- Deprecated and Removed Features

Inform users about functionalities that are deprecated or removed, providing guidance on alternatives or migration paths.

Example:

- The legacy reporting module has been deprecated. Users are encouraged to transition to the new Analytics Dashboard.

- Security Updates and Patches

Highlight critical security fixes that safeguard user data and application integrity.

Example:

- Addressed vulnerabilities related to session management, aligning with best security practices.

- Known Issues and Workarounds

Be upfront about unresolved problems, and suggest workarounds if available. This fosters transparency and manages user expectations.

Example:

- Some users may experience delayed notifications on Windows 10. We are actively investigating.

Best Practices for Writing User-Friendly Release Notes

While technical accuracy is paramount, readability and clarity ensure users can easily grasp the updates. Here are best practices to strike that balance:

Use Clear and Concise Language

Avoid jargon where possible. When technical terms are necessary, provide definitions or links to more detailed explanations.

Be Chronological and Logical

Present updates in a logical order, often starting with new features, followed by improvements, fixes, and deprecated items.

Highlight Impact and Benefits

Explain how each change benefits the user, emphasizing practical implications rather than just technical modifications.

Incorporate Visuals and Links

Screenshots, diagrams, and hyperlinks to documentation or support pages enhance understanding and usability.

Maintain Consistency

Use a standardized format across release notes to help users quickly locate the information they need.

The Role of Automation and Tools in Release Notes Management

Creating detailed release notes can be resource-intensive. To streamline this process, many organizations leverage tools and automation:

- Version Control Integration: Linking release notes to commit histories for traceability.
- Template Systems: Ensuring consistent formatting and coverage.
- Automated Summaries: Extracting change logs from code repositories to generate draft notes.
- Feedback Loops: Incorporating user feedback for continuous improvement of communication.

By integrating these tools, teams can produce accurate, timely, and comprehensive release notes at scale.

The Future of Release Notes: Trends and Innovations

As software ecosystems grow more complex, release notes are evolving:

- Interactive Release Notes: Embedding videos, demos, and tutorials within notes.
- Personalized Updates: Tailoring release information based on user roles or preferences.
- Real-Time Notifications: Combining release notes with push notifications or in-app messages for immediate awareness.
- AI-Assisted Drafting: Using artificial intelligence to analyze changes and suggest concise summaries.

These innovations aim to make release notes not just informative but also engaging and actionable.

Conclusion: Elevating the Communication of Change

In the dynamic world of software development, application guide release notes are more than mere formalities—they are essential tools for transparency, user empowerment, and effective change management. When thoughtfully crafted, they bridge the gap between complex technical updates and user comprehension, ensuring that every stakeholder is informed and equipped to make the most of new features and improvements.

By adhering to structured formats, clear language, and incorporating user feedback, organizations can foster trust and enhance user satisfaction. As technology advances, so too will the ways we communicate updates, making release notes a continually vital component of the software lifecycle. Whether you're a developer, product manager, or support specialist, understanding and leveraging best practices in release notes can significantly impact the success and adoption of your application.

In summary:

- Release notes communicate the who, what, when, and why of software updates.
- A structured approach includes summaries, detailed change logs, and guidance.
- Clarity and transparency build user trust.
- Leveraging automation and emerging trends can improve efficiency and engagement.
- Well-crafted release notes empower users to adapt quickly, enhancing overall satisfaction and product success.

Question What are application guide release notes? Application guide release notes are detailed documents that outline the updates, new features, bug fixes, and improvements made in a specific release of an application's guide or documentation. **Answer** How can I access the latest application guide release notes? You can access the latest release notes through the application's official website, documentation portal, or within the app itself under the 'Updates' or 'What's New' section. Why are release notes important for users? Release notes inform users about recent changes, enhancements, and fixes, helping them understand new features, assess impact, and adapt accordingly for a better user experience. What key information is typically included in application guide release notes? They usually include version numbers, release dates, new features, improvements, bug fixes, known issues, and instructions for upgrading or using new functionalities. How often should I review application guide release notes? It's recommended to review release notes with each new update or release to stay informed about the latest changes and ensure optimal use of the application. Can release notes help troubleshoot issues? Yes, release notes often highlight fixed bugs and known issues, which can assist users in troubleshooting problems or understanding limitations in a particular release. What is the best way to stay updated on application guide release notes? Subscribe to official newsletters, follow the application's update blog, or enable notifications within the app to receive automatic alerts about new release notes. Are there different

formats for release notes? Yes, release notes can be presented as PDFs, web pages, blog posts, or within in-app notifications, depending on the company's documentation practices. How should I interpret technical jargon in release notes? If technical terms are unclear, consult the detailed documentation or support resources provided alongside the release notes for better understanding.

Related keywords: user guide, release notes, software updates, version history, documentation, changelog, user manual, update documentation, release information, product updates

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