CLAIM OF MECHANIC'S LIEN

Prepared by and after recording return to: _____

Parcel or tax ID number: _____

Important: deadlines to record, serve and enforce a mechanic's lien are short and strict, and some states require their own wording or attachments (for example California's Notice of Mechanics Lien and Arizona's preliminary notice). Check your state's lien statute before you record. Federal and other public property cannot be liened; claim on the payment bond instead.

1. THE CLAIMANT

The claimant is _____, whose address is _____ (the "Claimant"). The Claimant furnished labor, services or materials for the improvement of the Property as (check one): [ ] an original contractor that contracted directly with the Owner; [ ] a subcontractor; [ ] a supplier of materials or equipment; [ ] a laborer.

Contractor license or registration number, if any: _____

2. THE OWNER AND THE PROPERTY

The owner or reputed owner of the Property is _____, whose last known address is _____ (the "Owner").

The real property subject to this claim is located at _____, in _____ County, State of _____, and is legally described as follows: _____ _____ (that land, together with its buildings and improvements, the "Property").

The improvement is (check one): [ ] a house or a building for one to four families; [ ] another kind of building. [ ] The Owner lives on the Property.

3. THE CONTRACT

The Claimant was hired by, or furnished materials to, _____, whose last known address is _____, under a [ ] written [ ] oral contract made on _____.

The original contractor for the improvement, if different, is _____, whose last known address is _____.

4. LABOR, SERVICES AND MATERIALS

The Claimant furnished the following labor, services, materials or equipment for the improvement of the Property: _____ _____ _____

This general template is provided for informational purposes only and does not constitute legal advice. Requirements vary by state and locality; review current law and attach any disclosures or addenda your situation requires before signing. For a guided state-specific document, visit lawvault.org.

5. DATES OF FURNISHING

The Claimant first furnished labor, services or materials for the Property on _____ and last furnished them on _____.

On that last date (check one): [ ] the Claimant's work was complete; [ ] the Claimant stopped work because it had not been paid; [ ] the Claimant's contract had been ended before completion.

6. AMOUNT CLAIMED

The agreed price or reasonable value of the labor, services and materials furnished, including approved changes, is $_____. The Claimant has received payments and credits of $_____.

After deducting all just credits and offsets, the amount due and unpaid to the Claimant is $_____. The Claimant claims a lien for that amount.

7. NOTICES GIVEN

The Claimant gave a preliminary notice or notice to owner on _____ by _____. The Claimant served a notice of intent to lien on _____. (Complete only the notices your state requires.)

8. CLAIM OF LIEN

The Claimant claims a lien on the Property, including the improvements on it and the Owner's interest in it, under the mechanic's lien law of the State of _____, for the amount stated in the "Amount Claimed" section, together with any interest, costs and attorney fees the law allows. The Claimant makes this claim in good faith and has not knowingly included any amount that is not owed.

SIGNATURES

Claimant

Signature: _____ Date: _____

Printed Name: _____

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VERIFICATION

State of _____, County of _____.

I, _____, being first duly sworn, state that I am the Claimant, or the _____ of the Claimant and authorized to sign for it, that I have read this claim, and that the facts stated in it, including the amount claimed, are true and correct of my own knowledge.

Signature: _____

Subscribed and sworn to (or affirmed) before me on _____ by _____.

Notary Public: _____ My commission expires: _____ (Seal)

PROOF OF SERVICE

I am at least 18 years old. On _____, I served a copy of this claim on the Owner, _____, by [ ] certified mail, return receipt requested [ ] registered mail [ ] hand delivery, addressed to or delivered at _____. I declare under penalty of perjury that the foregoing is true and correct.

Signature: _____ Printed name: _____ Date: _____

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