

CLAIM OF MECHANICS LIEN

State of [STATE] County of [COUNTY]

This Claim of Mechanics Lien is made and recorded as of by [CLAIMANT NAME] (the "Claimant"), pursuant to the mechanics lien laws of the State of [STATE].

1. Claimant

The Claimant is [CLAIMANT NAME], with an address of [CLAIMANT ADDRESS]. The Claimant is a: **General Contractor.**

2. Property Owner

To Claimant's knowledge and belief, [OWNER NAME], with an address of [OWNER ADDRESS], is the record owner of the real property against which this lien is claimed.

3. Property Description

The real property against which this lien is claimed is located at [PROPERTY ADDRESS], [COUNTY] County, State of [STATE], and is more specifically legally described as:

| [LEGAL DESCRIPTION]

4. Contract and Work Performed

On or about , the Claimant entered into a contract with the owner identified above to furnish labor, materials, and/or services in connection with the improvement of the above-described real property, specifically: [WORK DESCRIPTION].

All labor and materials included in this claim were provided and used in the improvement of the real property described herein.

- **Date services commenced:**
- **Date of last furnishing of labor or materials:**

5. Amount Claimed

The original contract amount, including extras and change orders, totals ****. To date the Claimant has received payment in the total amount of **\$0.00**, leaving a remaining balance due and owing of:

| **** 0

This amount is claimed as a lien against the above-described property, together with interest, costs, and attorney's fees **to the extent allowed by the contract or applicable statute of the State of [STATE]** (the Claimant acknowledges that some jurisdictions do not allow recovery of attorney's fees on mechanics lien claims absent a contractual provision).

6. Pre-Lien Notice Compliance

As a General Contractor in direct contract with the owner, the Claimant may be exempt from preliminary notice under the applicable statute; the Claimant has verified such exemption before recording.

7. Filing Deadline and Bond-Off Acknowledgment

Last date of furnishing: . The statutory deadline to record a mechanics lien is measured from this date. For the State of [STATE], the deadline applicable to the Claimant's role must be independently verified under current statute. Common deadlines include: California 90 days (Civ. Code §8412); Florida 90 days (§713.08); Texas 15th day of 4th month after last furnishing (§53.052); New York 8 months (4 months for single-family, §10); Illinois 4 months (770 ILCS 60/7); Massachusetts 90 days (c. 254 §2); Ohio 75 days residential / 120 days commercial (§1311.06); Arizona 120 days (90 days if Notice of Completion recorded); Virginia 90 days (§43-4); Washington 90 days (RCW 60.04.091). **Missing the deadline permanently destroys lien rights.**

Bond-off / surety substitution. The Claimant acknowledges that in most jurisdictions the owner or a contractor may record a surety bond or cash deposit to discharge this lien of record, substituting the bond or deposit as the security for the Claimant's claim. The Claimant's rights against the substituted security are governed by the applicable state statute.

Verification and Affidavit

The undersigned, being first duly sworn, deposes and says: I am the Claimant (or an authorized officer of the Claimant). I have read the foregoing Claim of Mechanics Lien and know the contents thereof. The same is true of my own knowledge, except as to matters stated upon information and belief, and as to those matters I believe them to be true.

Executed on .

Claimant

_____ PRINTED NAME
 _____ SIGNATURE
 _____ DATE

Title: Authorized Representative

Notary Acknowledgment

State of [STATE] County of [COUNTY]

On this _____ day of _____, 20, before me, the undersigned notary public, personally appeared [CLAIMANT NAME], proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Notary Public: _____ My commission expires: _____ [Notary Seal]

This instrument prepared by: [CLAIMANT NAME], [CLAIMANT ADDRESS]. After recording, return to the Claimant at the address above.