



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]

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