

Lien Claimant's Notice

Dated: ____/____/____

Notifying Party: (Name and Address)

Property Owner: (Name and Address):

Services: Description of labor and/or materials provided to Property

Hiring Party: Name and address of party that hired Notifying Party if other than Property Owner

Value of Services: Estimate of Charges:

\$ _____

Property: (Municipal Address Where Services Rendered)

IMPORTANT INFORMATION ON SECOND PAGE

To Property Owner:

THIS NOTICE IS TO ADVISE YOU OF YOUR RIGHTS UNDER MINNESOTA LAW IN CONNECTION WITH THE IMPROVEMENTS TO YOUR PROPERTY.

ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THESE IMPROVEMENTS MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

THE ABOVE-IDENTIFIED NOTIFYING PARTY HAS BEEN HIRED BY THE ABOVE-IDENTIFIED HIRING PARTY TO PROVIDE THE ABOVE-IDENTIFIED SERVICES FOR YOUR IMPROVEMENT, ABOVE-IDENTIFIED AS THE PROPERTY. TO THE BEST OF THE NOTIFYING PARTY'S KNOWLEDGE, INFORMATION AND BELIEF, THE NOTIFYING PARTY ESTIMATES ITS CHARGES TO BE THE ABOVE-IDENTIFIED VALUE OF SERVICES.

YOU HAVE THE RIGHT TO PAY US DIRECTLY AND DEDUCT THIS AMOUNT FROM THE CONTRACT PRICE, OR WITHHOLD THE AMOUNT DUE US FROM YOUR CONTRACTOR UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENTS UNLESS YOUR CONTRACTOR GIVES YOU A LIEN WAIVER SIGNED BY THE NOTIFYING PARTY.

WE MAY NOT FILE A LIEN IF YOU PAID YOUR CONTRACTOR IN FULL BEFORE RECEIVING THIS NOTICE.

SIGNED:

Notifying Party, through **zlien**
It's disclosed and authorized agent
Signed by: _____

PROOF OF MAILING AFFIDAVIT

I, _____, declare that on the ____ day of _____, 20____, I served copies of the attached Lien Claimant's Notice to the following parties:

☐ Property Owner

☐ Hiring Party

☐ Other (_____)

I served the attached document:

☐ By personally delivering the notice to the identified parties;

☐ By First Class Certified or Registered Mail service, postage prepaid, properly addressed and labeled.

I declare under penalty of perjury that the foregoing is true and correct.

Dated: ____ day of _____, 20____

Sworn to and subscribed before me on the above-inscribed date.

Notary

zlien, agent for Notifying Party

Signed by: _____

Duly Authorized