

Notice of Unpaid Balance and Right to File Lien

Return To:

TO THE CLERK, COUNTY OF _____

In accordance with the terms and provisions of the "Construction Lien Law," P.L.1993, c. 318 (C. 2A:44A-1 et seq.), notice is hereby given that:

Claimant: (Name and Address)

Property Owner: (Name and Address):

Hiring Party: (Party that Hired the Claimant)

Services: (Description of work, services, labor, materials and/or equipment)

1. The above-identified **Claimant**, at the above-indicated address, has on this date, said date identified with the Claimant's signature within this Construction Lien, a potential construction lien against the below described real property owned by the above-named **Property Owner**, in the amount of: (\$ _____), for the value of the work, services, materials and/or equipment provided in accordance with a contract with the above-identified **Hiring Party**, for the work, services, materials and/or equipment above described as the **Services**.

2. The amount due for the **Services** provided by the **Claimant** in connection with the improvement of the real property, and upon which this lien claim is based, is as follows:

Total contract amount:	\$ _____
Amendments to contract:	\$ _____
Total contract amount and amendments to contract:	\$ _____
Less: Agreed upon credits:	\$ _____
Contract amount paid to date:	\$ _____
Amendments to contract amount paid to date:	\$ _____

TOTAL REDUCTIONS FROM CONTRACT AMOUNT
AND AMENDMENTS TO CONTRACT:

\$ _____

TOTAL LIEN CLAIM AMOUNT: \$ _____

3. This construction lien is claimed against the interest of (name) as (check one):

Owner

Lessee

Other (describe): _____

in that certain tract or parcel of land and premises described as Block _____, Lot _____, on the tax map of the _____ of _____, County of _____, State of New Jersey, for the improvement of which property the aforementioned work, services, materials or equipment was provided.

4. The work, services, materials or equipment was provided pursuant to the terms of a written contract (or, in the case of a supplier, a delivery or order slip signed by the owner, contractor, or subcontractor having a direct contractual relation with a contractor, or an authorized agent of any of them), dated ____/____/20____ between the **Claimant** and the **Hiring Party**.

5. The date of the provision of the last work, services, material or equipment for which payment is claimed is ____/____/20____

6. The written contract is:

A residential construction contract as defined in §2 of this act;

Not a residential construction contract as defined in §2 of this act;

7. This notification has been filed prior or subsequent to completion of the work, services, materials or equipment as described above. The purpose of this notification is to advise the owner and any other person who is attempting to encumber or take transfer of said property

described above that a potential construction lien may be filed within the 90 day period following the date of the provision of the last work, services, materials or equipment as set forth in paragraph 5.

Signed _____
Signed for Claimant

Dated: ____/____/20____

CLAIMANT'S REPRESENTATION AND VERIFICATION

Claimant represents and verifies that:

- 1. The amount claimed herein is due and owing at the date of filing, pursuant to claimant's contract described in the Notice of Unpaid Balance and Right to File Lien.
- 2. The work, services, material or equipment for which this Notice of Unpaid Balance and Right to File Lien is filed was provided exclusively in connection with the improvement of the real property which is the subject of this Notice of Unpaid Balance and Right to File Lien.
- 3. The Notice of Unpaid Balance and Right to File Lien has been filed within 90 days from the last date upon which the work, services, materials or equipment for which payment is claimed was provided.
- 4. The foregoing statements made by me are true, to the best of my knowledge.

Signed _____
 Authorized agent of Claimant
 Signed by: _____
 Title: _____

Sworn to and subscribed before me,
Notary Public

Notary Public

Dated: ____/____/20____

PROOF OF SERVICE AFFIDAVIT

I, _____, being duly sworn, deposes and says that I am over the age of 18 years old, and that on the ____ day of _____, 20____, I served the attached Notice of Unpaid Balance and Right to File Lien to the following parties at these stated addresses:

Property Owner

Hiring Party

I served the attached document:

By personally delivering the notice to the identified parties;

By First Class Certified or Registered Mail service, postage prepaid.

State of _____
County of _____

Sworn to and subscribed before me, undersigned Notary Public, on the date inscribed to the right of this verification.

Notary Public

Signed this ____ day
of _____, 20____.

Agent for Claimant

Signed by: _____
Title: _____