

Notice of Unpaid Balance Right to File Lien

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:

1. The Claimant whose name is

and whose address is

has on (date) a potential construction lien against the, below described property owned by

in the amount of \$, for the value of the work, services, material or equipment provided in accordance with a contract with (name of contracting party with whom the Claimant has a contract),

for the following work, services, material or equipment:

a.

2. The amount due for the work, services, materials or equipment 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:	\$ _____	0.00
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:	\$ _____	0.00
TOTAL LIEN CLAIM AMOUNT:	\$ _____	0.00

3. This construction lien is claimed against the interest of (insert 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 _____ between this Claimant and (name of other contracting party)

whose address is:

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

(For Recorder's Use Only)

6. The written contract (is) (is not) (*cross out inapplicable portion*) a residential construction contract as defined in section 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 five (5).

Date: _____ Signed: _____
Name/Title:
On Behalf of (Claimant):

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 the Claimant's contract described in the Notice of Unpaid Balance, Right to File Lien.
2. The work, services, materials or equipment for which this Notice of Unpaid Balance, 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, Right to File Lien.
3. The Notice of Unpaid Balance, 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.

Date: _____ Signed: _____
Name/Title:
On Behalf of (Claimant):

Note: This form must be signed by the Claimant or, in the case of a partnership or corporation, a partner or duly authorized officer thereof.

Acknowledgments (Complete Applicable One)

STATE OF NEW JERSEY, COUNTY OF _____ SS.
I CERTIFY that on _____

personally came before me and stated to my satisfaction that this person (or if more than one, each person):
(a) was the maker of the attached instrument; and,
(b) executed this instrument as his or her own act.

(Print name and title below signature)

STATE OF NEW JERSEY, COUNTY OF _____ SS.
I CERTIFY that on _____

personally came before me and stated to my satisfaction that this person (or if more than one, each person):
(a) was the maker of the attached instrument;
(b) was authorized to and did execute this instrument as

of _____ the entity named in this instrument; and,
(c) executed this instrument as the act of the entity named in this instrument.

RECORD AND RETURN TO:

(Print name and title below signature)

