



# Morris County Clerk's Office

## Notice of Unpaid Balance: Right to File Lien

**Ann F. Grossi, Esq., County Clerk**  
 Administration and Records Building  
 P.O. Box 315, 10 Court Street  
 Morristown, NJ 07963-0335  
 973-285-6130 | [morriscountyclerk.org](http://morriscountyclerk.org)

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

Name of claimant: \_\_\_\_\_

Address of claimant: \_\_\_\_\_

has on \_\_\_\_\_ a potential construction lien against the below stated real property owned by \_\_\_\_\_ in the amount of \$ \_\_\_\_\_ for the value of the work, services, material or equipment provided in accordance with a contract with \_\_\_\_\_ for the following work, services, materials or equipment:

- The amount due for work, services, materials or equipment delivery 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 paid to date:	\$
Total reductions from contract and amendments to contract:	\$
Total lien claim amount:	\$

- This construction lien is claimed against the interest of \_\_\_\_\_ as:    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: \_\_\_\_\_

Address: \_\_\_\_\_

5. The date of the provision of the last work, services, material or equipment for which payment is claimed is: \_\_\_\_\_
6. The written contract is is not 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 of Claimant: \_\_\_\_\_

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. This 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 of Claimant: \_\_\_\_\_

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 who 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.

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

State of New Jersey, County of \_\_\_\_\_ SS:.

I certify that on \_\_\_\_\_, \_\_\_\_\_ personally came before me who 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.

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

### Record and return to:

Name: \_\_\_\_\_

Address: \_\_\_\_\_