

MECHANIC'S LIEN AFFIDAVIT

NOTICE: THIS IS NOT A LIEN.

THIS IS ONLY AN AFFIDAVIT CLAIMING A LIEN.

AFFIDAVIT CLAIMING MECHANIC'S AND MATERIALMAN'S LIEN

STATE OF _____ }

COUNTY OF _____ }

BEFORE ME, the undersigned authority, on this day personally appeared _____, the undersigned Affiant, who swore on his/her oath that the following facts are true:

My name is _____, I am the _____ (title) of _____ (claimant). This Affidavit is made on behalf of claimant to perfect the Mechanic's and Materialman's Lien against the real property described below:

Claimant has an unpaid claim in the amount of \$ _____ for (labor and materials/materials) _____ furnished on the construction of improvements generally known as the _____ construction project. The claimed amount of \$ _____ is, within my personal knowledge, just and true, the same is due and unpaid, and all just and lawful offsets, payments and credits have been allowed. The claim amount is for _____ (labor and materials/materials) furnished and described below, on which a systematic record has been kept.

The name and last known address of the owner or reputed owner of the real property and improvements upon which this claim is made is: _____.

The claim amount of \$ _____ represents the unpaid contract price due claimant, or in the alternative, is the reasonable value of the unpaid portion of claimant's _____ (labor and materials/materials) furnished, which are described below.

Claimant's _____ (labor and materials/materials) furnished for construction of improvements on the real property described below are generally described as: _____ (description, i.e., specially fabricated and installed plumbing, heating, ventilating and air conditioning duct work, equipment and allied systems). Payment is requested for work performed or materials furnished during each of the following months:

_____.

Claimant furnished the above-described _____ (labor and

materials/materials) under a _____
(subcontract/contract/purchase order) with _____ (Customer)
whose last known address is _____ (address).

The name and last known address of the original contractor on the above- referenced project is _____.

The legal description of the real property improved by Claimant's above-described _____ (labor and materials/materials), and which real property and improvements thereon are sought to be charged with Claimant's lien, is: _____, _____ County, Texas.

Claimant claims a Mechanic's and Materialman's lien upon the above-described real property and improvements thereon to secure payment of its claim in the amount of \$ _____ in accordance with the Texas Property Code.

Claimant's physical address is _____. Claimant's mailing address is _____.

Claimant's notice(s) of mechanic's lien was/were sent to the Owner identified above by United States, certified mail, return receipt requested, on the following date(s): _____.

In compliance with the Texas Property Code, Claimant is sending one copy of this Affidavit to the above-referenced Owner, at its last known address, and also one copy to the above-referenced original contractor at its last known address.

SUBSCRIBED AND SWORN TO BEFORE ME by the said
_____ this _____ day of
_____, 1998, to certify which witness my hand and seal of
office.

Notary Public for the State of Texas

[Insert individual, corporate or other appropriate acknowledgment. See the Acknowledgments section of the [Texas](#) outline in LandAmerica SingleSource™.]

AFTER FILING RETURN TO: