

## You have the doc, now what?

Click the buttons below to calculate the deadline to send your document, or to get started and send it through *zlien*.



### Step 1: Calculate Deadlines

Enter your project information and *zlien*'s free Lien Deadline Calculator will tell you which documents are due and when.

START NOW



### Step 2: File Your Document

Use *zlien* to send a notice, file a lien, and more in 5 minutes. Just enter your job info and follow the steps.

FILE A LIEN

Not on a computer? Visit [zlien.com/lien-deadline-calculator/](https://zlien.com/lien-deadline-calculator/)

## About *zlien*

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Our mission is to get you paid. At *zlien*, we believe that construction payment should be fair.

The best way to ensure you get paid for every job is to protect and leverage your lien rights.

Give us a call at (866) 720-5436 to talk to an expert about the problems you face and how to solve them.

Instrument Prepared By  
And Recording Requested By:

Space Above For Recorder's Use

**CLAIM OF LIEN**

WARNING! THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR DISCHARGE THIS LIEN.

<b><u>Lienor</u></b> (Name and Address)	<b><u>Property Liated</u></b> (Property)
	State of Florida County:
<b><u>Property Owner</u></b> (Name and Address)	Legal Description:



The Lienor delivered the required preliminary Notice to Owner on the above-indicated dates to the above-indicated parties, if any.

Signed:

\_\_\_\_\_

\_\_\_\_\_, Lienor

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

Date: \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me, Notary Public, on  
\_\_\_\_\_, by the Lienor.

\_\_\_\_\_  
Notary Public

Commission expires: \_\_\_\_\_

(Seal)

# Notice to Owner / Notice to Contractor

State of Florida

## NOTICE SENT TO THE FOLLOWING:

[ ] **PROPERTY OWNER** (Name & Address)

\_\_\_\_\_  
\_\_\_\_\_

Cert Mail No: \_\_\_\_\_

Sent on \_\_\_\_/\_\_\_\_/20\_\_\_\_

[ ] **PRIME CONTRACTOR**  
(Name & Address, if different from Claimant)

\_\_\_\_\_  
\_\_\_\_\_

Cert Mail No: \_\_\_\_\_

Sent on \_\_\_\_/\_\_\_\_/20\_\_\_\_

[ ] **HIRING CONTRACTOR** (Name & Address of party who hired claimant, if different from other listed parties)

\_\_\_\_\_  
\_\_\_\_\_

Cert Mail No: \_\_\_\_\_

Sent on \_\_\_\_/\_\_\_\_/20\_\_\_\_

[ ] **CONSTRUCTION LENDER**  
(Name & Address, if any)

\_\_\_\_\_  
\_\_\_\_\_

Cert Mail No: \_\_\_\_\_

Sent on \_\_\_\_/\_\_\_\_/20\_\_\_\_

[ ] **OTHER**  
(Name & Address, if any)

\_\_\_\_\_  
\_\_\_\_\_

Cert Mail No: \_\_\_\_\_

Sent on \_\_\_\_/\_\_\_\_/20\_\_\_\_

**CLAIMANT** (Name & Address)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Party who hired CLAIMANT (“**HIRING PARTY**”):

[ ] Property Owner [ ] Prime Contractor

[ ] Hiring Contractor [ ] Other

\_\_\_\_\_

**PROPERTY** where services were performed:  
(Give address and Legal Property Description)

.....

Description of Labor, Materials, Services, etc. provided to the Property by Claimant (“**SERVICES**”):

**WARNING! FLORIDA'S CONSTRUCTION LIEN LAW ALLOWS SOME UNPAID CONTRACTORS, SUBCONTRACTORS, AND MATERIAL SUPPLIERS TO FILE LIENS AGAINST YOUR PROPERTY EVEN IF YOU HAVE MADE PAYMENT IN FULL.**

**UNDER FLORIDA LAW, YOUR FAILURE TO MAKE SURE THAT WE ARE PAID MAY RESULT IN A LIEN AGAINST YOUR PROPERTY AND YOUR PAYING TWICE.**

**TO AVOID A LIEN AND PAYING TWICE, YOU MUST OBTAIN A WRITTEN RELEASE FROM US EVERY TIME YOU PAY YOUR CONTRACTOR.**

This NOTICE TO OWNER / NOTICE TO CONTRACTOR is delivered by the CLAIMANT to the parties indicated on the preceding page. The CLAIMANT hereby informs you that CLAIMANT has furnished, is furnishing, or will be furnishing the SERVICES indicated on the preceding page. The SERVICES are being furnished to the PROPERTY so indicated, by the party identified on the preceding page as the HIRING PARTY.

Florida law prescribes the serving of this notice and restricts your right to make payments under your contract in accordance with Section 713.06, Florida Statutes.

#### **IMPORTANT INFORMATION FOR YOUR PROTECTION**

Under Florida's laws, those who work on your property or provide materials and are not paid have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL.

#### **PROTECT YOURSELF:**

--RECOGNIZE that this Notice to Owner may result in a lien against your property unless all those supplying a Notice to Owner have been paid.

--LEARN more about the Construction Lien Law, Chapter 713, Part I, Florida Statutes, and the meaning of this notice by contacting an attorney or the Florida Department of Business and Professional Regulation.

The CLAIMANT notifies you that he or she will look to the contractor's bond for protection on the work. The undersigned hereby requests a true copy of all bonds and agrees to pay the costs of reproduction thereof.

\_\_\_\_\_  
Claimant  
signed by: \_\_\_\_\_  
title: \_\_\_\_\_

Please Return To:  
Recording Requested By:

Claimant

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SPACE ABOVE FOR RECORDER'S USE

**DISCHARGE OF MECHANICS LIEN**

Florida Construction Lien Law 713.21

**LIENOR**

(Give name & address)

**Property Owner (Owner)**

(Give name & address)

**Property Liated (Property)**

(Give municipal address & legal description)

State of Florida  
County of \_\_\_\_\_

The Claimant, undersigned, hereby releases, discharges, and/or acknowledges satisfaction of that certain notice and claim of mechanic's recorded on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, against the Owner, at the office of the County Recorder of \_\_\_\_\_ County in Book \_\_\_\_\_ of Official Records, page \_\_\_\_\_, as instrument number ("CFN") \_\_\_\_\_, affecting the Property. The aforesaid notice and claim of mechanic's lien is released, discharged and/or satisfied as follows: (Give reason for cancellation)

☐ Lien has been paid and satisfied

☐ Claimant did not file suit to enforce lien within 90 days from filing, and seeks the release of the instrument as per the California Civil Code

☐ Claimant wishes to release the Claim of Lien for other reasons, but reserves any rights available to Claimant under law to pursue collection of the claim amount.

**Notary:** On the \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, In the State of \_\_\_\_\_,  
County of \_\_\_\_\_, before me,  
undersigned Notary Public, personally appeared  
\_\_\_\_\_, the  
\_\_\_\_\_ (title) for Claimant, who  
proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) is/are  
subscribed to within the instrument and  
acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf  
of which the person(s) acted, executed the  
instrument.

I certify under the PENALTY OF PERJURY  
under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary

Signed this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

\_\_\_\_\_  
Claimant

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

Title: \_\_\_\_\_



# Lien rights made **easy.**<sup>TM</sup>

Send this document in 5 minutes with *zlien*.



Don't want to waste your time preparing and sending notices, liens, and more?  
Click "get started" below to send this document (and more) through *zlien*'s wizard.

GET STARTED

2017



(866) 720 - 5436



mail@zlien.com