

GEORGIA PRELIMINARY NOTICE
PRELIMINARY NOTICE SENT IN ACCORDANCE WITH O.C.G. 44-14-361.5
THIS IS NOT A LIEN

Party providing labor, services, or materials (Notifying Party);

NAME: _____

ADDRESS: _____

TELEPHONE: (_____) _____ - _____

Party at whose instance the labor, services, or materials are being furnished;

Name of the Project and Location of the Project
As set forth in the Notice of Commencement

A description of the labor, services, or materials being provided and, if known, the contract price or anticipated value of the labor, services, or materials to be provided or the amount claimed to be due, if any.

Description:

Contract Price or Anticipated Value: _____

DATED: ____ / ____ / ____

Agent for Notifying Party
Signed by: _____
Title: _____

PROOF OF SERVICE AFFIDAVIT

I, _____, declare that on the ____ day of _____, 20____,
I served copies of the attached Preliminary Notice to the following:

[____] Owner

[____] Contractor:

[____] **By Registered or Certified Mail, Parcel No.** _____

[____] **By Overnight Mail, Parcel No.** _____

I declare under penalty of perjury that the foregoing is true and correct.

DATED: ____ / ____ / ____

Agent for Notifying Party
Signed by: _____

Title: _____

NOTICE OF INTENT TO LIEN

THIS IS NOT A LIEN

Notice To:

Name and Mailing Address of Party Providing Notice
and Selling Materials (“Noticing Party”):

Address Where Materials Delivered (“Property”):

Description of Services or Materials Provided:

Total Amount Owed to Notifying Party (“Debt”):

The notice is provided to inform you that the Notifying Party has provided the above-described materials and/or services to the Property, and that payment for these services and/or materials, the “Debt,” is due and owing to the Notifying Party.

This is a notice to you that the Notifying Party is owed the Debt, and that payment has not been made to the Notifying Party on the Debt.

A Statement of Lien, commonly referred to as a Lien, will be filed against the Property in ten (10) days after delivery of this notice if payment is not made to the Notifying Party.

Agent for Noticing Party
Signed by _____
Title _____

Instrument Prepared By
And Recording Requested By:

Space Above For Recorder's Use

CLAIM OF LIEN

O.C.G.A. § 44-14-361

In the State of Georgia, County of _____

_____, a _____, hereinafter the Claimant, claims a lien in the amount of \$_____ on the structure and the premises or real estate on which it is erected or built, owned by _____, whose mailing address is _____, for satisfaction of a claim which became due and payable on this date, _____, for providing the following materials, services, labor and/or equipment:

The municipal address of the property is as follows:

The legal description of the property is as follows:
State of Georgia, County of _____

THIS CLAIM OF LIEN EXPIRES AND IS VOID 365 DAYS FROM THE DATE OF FILING OF THE CLAIM OF LIEN IF NO NOTICE OF COMMENCEMENT OF LIEN ACTION IS FILED IN THAT TIME PERIOD. FURTHER, IN ACCORDANCE WITH O.C.G. § 44-14-368, THE PROPERTY OWNER MAY CONTEST THIS LIEN BY FILING A NOTICE OF CONTEST OF LIEN.

Within two business days after the filing for record of this claim of lien, a copy of this Claim of Lien was sent by certified mail to the record owner of the property and the prime contractor, if any, at the below address

(Owner)	(Prime Contractor)
<p>State of Georgia, County of _____</p> <p>_____, Claimant, or authorized agent for the Claimant, being sworn says: I am the Claimant (or authorized agent for the Claimant), I have read or heard the foregoing claim, know the contents thereof, and based upon my belief (and/or the information provided to me by the Claimant), believe the same to be true and correct and that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive under penalty of perjury. So signed by Claimant (or authorized agent of the Claimant to the right), and sworn to and subscribed before Notary Public undersigned on this _____.</p> <p>_____ Notary Public</p>	<p>Signed: _____</p> <p>Company: _____</p> <p>Signed by: _____</p> <p>Authorized Agent of _____</p>

Please Return To:
Recording Requested By:

SPACE ABOVE FOR RECORDER'S USE

RELEASE OF CLAIM OF LIEN

Claimant

(Give name & address)

Property Owner (Owner)

(Give name & address)

Property Liened (Property)

(Give municipal address & legal description)

State of Georgia
County of _____

The Claimant, undersigned, hereby releases, discharges, and/or acknowledges satisfaction of that certain notice and claim of mechanic's lien recorded on the ____ day of _____, 20____, against the Owner, at the office of the County Recorder of _____ County, State of Georgia in Lien Book Number _____, Page _____, as instrument number _____, 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 the time required by Georgia law, and seeks the release of the instrument.

☐ 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 _____, Agent for Claimant, personally came and appeared before me, and executed this instrument in the agent's stated capacity.

Signed this ____ day of _____, 20____.

Agent for Claimant

Signed by: _____

Title: _____



THE LIEN RESOURCE LEADER

Let us file your Mechanics Lien:

- ✓ Research of **Legal Property Description** & Owner
- ✓ All County Recording Fees
- ✓ Service Fees to Serve Lien on Owner
- ✓ Coordination of Filing with County
- ✓ Tracking of Foreclosure Deadline
- ✓ Maintaining All Documents On Secure Server

ALL ONLY
\$295