

ARKANSAS
CONSTRUCTION or MECHANICS
LIEN FORMS
PACKAGE
CONTRACTOR EDITION
(sole proprietor)

Control Number: AR-P091-PKG



U.S. Legal Forms™ thanks you for your purchase of a Construction Lien Forms Package. This package is an important tool to help you with the legal issues that may arise between a contractor who performs services and/or supplies materials or equipment to a property but is not paid for the services/materials/equipment. This package includes state specific forms for a contractor operating as a sole proprietor or individual.

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I. FORM LIST

With your Construction Lien Package, you will find many of the forms that are necessary to protect your legal rights or claims to secure and enforce a lien on property for unpaid services and/or materials or equipment.

Included in your package are the following forms:

1. Application for List of Parties Supplying Labor or Materials
2. Notice of Requested Information
3. Contractor's Notice to Owner
4. Notice of Labor or Materials Provided
5. Affidavit of Lien Account
6. Release of Lien
7. Account and Affidavit of Accounts Claiming Materialman or Labor Lien for Architect
8. Materialman's Lien Notice

II. DESCRIPTIONS OF FORMS

Brief descriptions of the forms contained in your U.S. Legal Forms™ Construction Lien Package are found below.

Application for List of Parties Supplying Labor or Materials - Application for List of Parties-- Corporation: The owner or proprietor, material supplier, subcontractor, or anyone interested as mortgagee or trustee in the real estate upon which improvements are made under this subchapter may use this form to request a list naming the parties who provided labor and/or materials to a contractor or subcontractor.

Notice of Requested Information - This Notice of Requested Information is used by an individual contractor to respond to the request of an owner or proprietor, material supplier, subcontractor, or anyone interested as mortgagee or trustee in the real estate upon which improvements are made.

Contractor's Notice to Owner - Contractor's Notice to Owner: Arkansas statutes require that any party desiring to acquire a lien must have first served the property owner in question with this notice by personal delivery or certified mail.

Notice of Labor or Materials Provided - This Notice of Labor or Materials Provided is used by a corporate supplier or laborer to give notice to an owner and contractor of a claim for a lien. This Notice must be served upon the owner or contractor within seventy-five (75) days from the date the labor or materials were supplied

Affidavit of Lien Account - This Affidavit of Lien Account form must be filed within one hundred twenty (120) days after the materials have been furnished or the work or labor has been done or performed, providing a just and true account of the demand due or owing after allowing all credits by an individual lien holder desiring to claim a lien. Filing this form with the clerk of the circuit court for the county in which the improvements were made is required by statute in order to take advantage of any other part of Arkansas lien statutes.

Release of Lien - Release of Lien: Although Arkansas statutes have no specific provision for the release of a mechanic's lien, this standard form can be used by a lienholder to place the circuit clerk on notice that the amount due under the lien has been satisfied.

Account and Affidavit of Accounts Claiming Materialman or Labor Lien for Architect - This Affidavit of Lien Account form is used by an Architect or engineer and must be filed within one hundred twenty (120) days after the materials have been furnished or the work or labor has been done or performed, providing a just and true account of the demand due or owing after allowing all credits by an individual lien holder desiring to claim a lien. Filing this form with the clerk of the circuit court for the county in which the improvements were made is required by statute in order to take advantage of any other part of Arkansas lien statutes.

Materialman's Lien Notice - This form is a lien placed on a particular piece of property. The lien is a consequence of non-payment for services previously completed.

If you need additional information, please visit www.uslegalforms.com and look up forms by subject matter. You may also wish to visit our legal definitions page at <http://definitions.uslegal.com/>

III. TIPS ON COMPLETING THE FORMS

The form(s) in this packet may contain "form fields" created using Microsoft Word or Adobe Acrobat (".pdf" format). "Form fields" facilitate completion of the forms using your computer. They do not limit your ability to print the form "in blank" and complete with a typewriter or by hand.

It is also helpful to be able to see the location of the form fields. Go to the View menu, click on Toolbars, and then select Forms. This will open the Forms toolbar. Look for the button on the Forms toolbar that resembles a shaded letter "a". Click this button and the form fields will be visible.

By clicking on the appropriate form field, you will be able to enter the needed information. In some instances, the form field and the line will disappear after information is entered. In other cases, it will not. The form was created to function in this manner.

IV. DISCLAIMER

These materials were developed by U.S. Legal Forms, Inc. based upon statutes and forms for the subject state. All information and Forms are subject to this Disclaimer:

All forms in this package are provided without any warranty, express or implied, as to their legal effect and completeness. Please use at your own risk. If you have a serious legal problem, we suggest that you consult an attorney in your state. U.S. Legal Forms, Inc. does not provide legal advice. The products offered by U.S. Legal Forms (USLF) are not a substitute for the advice of an attorney.

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