

KANSAS

CONSTRUCTION or MECHANICS

LIEN FORMS

PACKAGE

CONTRACTOR EDITION
(sole proprietor)

Control Number: KS-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. Lien Statement by Contractor
2. Lien Statement - Subcontractor
3. Subcontractor's Affidavit of Warning
4. Warning to Residential Owner
5. Notice of Intent to Perform
6. Release of Notice and Waiver of Lien
7. Release of Lien
8. Assignment of Lien

II. DESCRIPTIONS OF FORMS

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

Lien Statement by Contractor - Kansas law makes a distinction between the lien statement to be filed by a contractor and a subcontractor. Both lien statements serve to inform the property owner that a lien is being claimed against his property for labor or materials provided. A contractor must file his lien statement within four months after the date the last labor was performed or material furnished.

Lien Statement - Subcontractor - Kansas law makes a distinction between the lien statement to be filed by a contractor and a subcontractor. Both lien statements serve to inform the property owner that a lien is being claimed against his property for labor or materials provided. A subcontractor or supplier contractor must file a lien statement within three months after the date the last labor was performed or material furnished. The lien claimant must cause a copy of the lien statement to be served personally upon the owner or mail a copy by restricted mail.

Subcontractor's Affidavit of Warning - Kansas law requires that a subcontractor performing improvements on residential property must provide the property owner with a warning statement as set out in Kan. Stat. Ann. § 60-1103c. If the warning statement is required, the lien claimant must attach an affidavit to any lien statement filed attesting to the fact that said warning was provided.

Warning to Residential Owner - Kansas law requires that a subcontractor performing improvements on residential property must provide the property owner with a warning statement as set out in Kan. Stat. Ann. § 60-1103c. If the warning statement is required, the lien claimant must attach an affidavit to any lien statement filed attesting to the fact that said warning was provided.

Notice of Intent to Perform - Kansas law provides a form with which a subcontractor may claim a lien for labor and/or materials provided to new residential property. This Notice of Intent to Provide is filed in the office of the clerk of the district court of the county where the property is located. After the lien claimant is paid in full, the lien claimant is required to also file a form releasing the previous Notice and waiving any lien.

Release of Notice and Waiver of Lien - Kansas law provides a form with which a subcontractor may claim a lien for labor and/or materials provided to new residential property. This Notice of Intent to Provide is filed in the office of the clerk of the district court of the county where the property is located. After the lien claimant is paid in full, the lien claimant is required to also file a form releasing the previous Notice and waiving any lien.

Release of Lien - This form is used to release a lien after payment in full.

Assignment of Lien - This Assignment of Lien form is for use by an individual lien claimant who furnished or supplied labor, materials, or laborers for the purpose of improvements of real property, such that the lien claimant is entitled to a lien for the value of labor, materials, or laborers supplied, to assign his or her claim and lien, including all the rights and remedies under law to which the lien claimant is entitled, subject to all defenses thereto that might be made if

such assignment had not been made, for the purpose of filing and for the enforcement of the lien.

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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