

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

Control Number: ND-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 Claimant's Demand for Information
2. Verified Notice of Intention to Claim Mechanic's Lien
3. Request for Itemized and Verified Account of Lien Claim
4. Itemized and Verified Account of Lien Claim
5. Written Notice and Demand for Payment of Account
6. Mechanic's Lien
7. Assignment of Claims
8. Conditional Waiver and Release of Claim of Lien Upon Progress Payment
9. Unconditional Waiver and Release of Claim of Lien Upon Progress Payment
10. Conditional Waiver and Release of Claim of Lien Upon Final Payment
11. Unconditional Waiver and Release of Claim of Lien Upon Final Payment

II. DESCRIPTIONS OF FORMS

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

Lien Claimant's Demand for Information - This Lien Claimant's Demand for Information form is for use by an individual who has extended credit or made a contract with an agent, trustee, contractor or subcontractor of the owner for the improvement of real estate, to request evidence of the legal description of the real estate upon which the improvement is located, as well as the name of the title owner of the real estate.

Verified Notice of Intention to Claim Mechanic's Lien - This Verified Notice of Intention to Claim Mechanic's Lien is for use by a person who has a contract for the improvement of land to provide notice of that he or she will perfect a mechanic's lien against the building, improvement or premises according to law unless the account is paid within fifteen days of the date of the Notice.

Request for Itemized and Verified Account of Lien Claim - This Request for Itemized and Verified Account of Lien Claim form is for use by an individual owner of real property that is undergoing improvements, within fifteen days after the completion of the contract for such improvements, to request that any person having a lien under the contract furnish to the owner an itemized and verified account of his or her claim, the amount of the claim, and his or her name and address.

Itemized and Verified Account of Lien Claim - This Itemized and Verified Account of Lien Claim form is for use by an individual who has a lien under a contract for improvements to real property to respond to the owner's request for information, including an itemized and verified account of the claim, the amount of the claim and the claimant's name and address.

Written Notice and Demand for Payment of Account - This Written Notice and Demand for Payment of Account form is for use by an individual who has provided labor, materials, or services for the improvement of real property to request that the owner pay the outstanding amount due on the individual's account. If payment is not made within fifteen days of the date of mailing this notice, the individual will perfect the mechanic's lien against the building, improvement or premises according to law.

Mechanic's Lien - This Mechanic's Lien form is for use by an individual who has provided labor and/or materials for the improvement of real property to file a mechanic's lien and state the name of the person with whom the individual contracted or who requested the individual to provide such labor and/or materials, the name of the owner or reputed owner, if known, of the property, the amount the individual is owed for such labor and/or materials and that demand for payment has been made.

Assignment of Claims - This Assignment of Claims form is for use by an individual who has provided labor or materials for the improvement of real property to assign his or her lien for the same to an individual who will have all the rights and remedies of the lien claimant, subject to all defenses that might have been interposed if such assignment had not been made.

Conditional Waiver and Release of Claim of Lien Upon Progress Payment - This Conditional Waiver and Release of Claim of Lien Upon Progress Payment form is for use by a lienor in

consideration of a certain sum of money to waive and release his or her lien and right to claim a lien for labor, services or materials furnished through a particular date to a customer on the job of an owner of property. This Conditional Waiver and Release of Lien Upon Progress Payment is conditioned upon the lien claimant receiving collected funds for the work described, and if such funds are not received within a certain number of days of the date of this waiver, this Conditional Waiver and Release of Lien is void.

Unconditional Waiver and Release of Claim of Lien Upon Progress Payment - This Unconditional Waiver and Release of Claim of Lien Upon Progress Payment form is for use by a lienor in consideration of a certain sum of money to waive and release his or her lien and right to claim a lien for labor, services or materials furnished through a particular date to a customer on the job of an owner of property.

Conditional Waiver and Release of Claim of Lien Upon Final Payment - This Conditional Waiver and Release of Claim of Lien Upon Final Payment form is for use by a lienor in consideration of final payment to waive and release his or her lien and right to claim a lien for labor, services or materials furnished through a certain date to a customer on the job of an owner of property. This Conditional Waiver and Release of Lien Upon Final Payment is conditioned upon the lienor receiving collected funds for the work described, and if such funds are not received within a particular number of days of the date of this waiver, this Conditional Waiver and Release of Lien is void.

Unconditional Waiver and Release of Claim of Lien Upon Final Payment - This Unconditional Waiver and Release of Claim of Lien Upon Final Payment form is for use by a lienor in consideration of final payment to waive and release his or her lien and right to claim a lien for labor, services or materials furnished through a certain date to a customer on the job of an owner of property.

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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