

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

Control Number: NH-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. Notice to Owner of Furnishing of Labor or Materials
2. Subcontractor's Notice of Account
3. Notice of Furnishing
4. Notice to Financial Institution of Furnishing of Labor or Materials
5. Notice to Financial Institution of Furnishing of Labor or Materials - Railroad
6. Conditional Waiver and Release of Lien Upon Progress Payment
7. Unconditional Waiver and Release of Lien Upon Progress Payment
8. Conditional Waiver and Release of Lien Upon Final Payment
9. Unconditional Waiver and Release of Lien Upon Final Payment
10. 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.

Notice to Owner of Furnishing of Labor or Materials - This Notice to Owner of Furnishing of Labor or Materials is for use by an individual who has provided labor and/or materials for the improvement of the property to provide notice of the date that he or she began or will begin to furnish labor and/or materials for the improvement of the described property, that labor and/or materials were furnished under agreement with a contractor or subcontractor of the property's owner, and that he or she is entitled to a lien against the described property for the value of the labor and/or materials.

Subcontractor's Notice of Account - An owner who receives a notice of right to a lien in accordance with the provisions of ORS 87.021 may demand, in writing, from the person providing materials, equipment, services or labor a list of materials or equipment or description of labor or services supplied or a statement of the contractual basis for supplying the materials, equipment, services or labor, including the percentage of the contract completed, and the charge therefor to the date of the demand. The supplier's statement shall be delivered to the owner within 15 days, not including Saturdays, Sundays and other holidays as defined in ORS 187.010, of receipt of the owner's written demand, as evidenced by a receipt or a receipt of delivery of a certified or registered letter containing the demand. Failure of the supplier to furnish the information requested constitutes a loss of attorney fees and costs otherwise allowable in a suit to foreclose a lien.

Notice of Furnishing - This is a Notice of Furnishing to be used by an individual that has provided labor and/or materials for the improvement of the property to provide notice of the date that he or she began to furnish services, materials, supplies, or other things, and that he or she is entitled to a lien against the property for the value of said labor and/or materials.

Notice to Financial Institution of Furnishing of Labor or Materials - This is a Notice of Furnishing to be used by either a contractor or a subcontractor. This is the form that a contractor or subcontractor provides to a lending institution.

Notice to Financial Institution of Furnishing of Labor or Materials - Railroad - This Notice to Financial Institution of Furnishing of Labor or Materials - Railroad - form is for use by an individual who will provide labor and/or materials for the improvement of railroad property to provide notice of the date that he or she will furnish labor and/or materials for the improvement of the described property, that the labor and/or materials will be furnished under agreement with a contractor or subcontractor of the property's owner, and that he or she is entitled to a lien against the described property for the value of the labor and/or materials.

Conditional Waiver and Release of Lien Upon Progress Payment - This Conditional Waiver and Release of Lien Upon Progress Payment form is for use by a lienor, in consideration of a 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 specific date to customer on the job of an owner of property. This Conditional Waiver and Release of Lien Upon Progress Payment is conditioned upon the lienor receiving collected funds for the work described herein, and if such funds are not received within a specific number of days of the date of this waiver, this Conditional Waiver and Release of Lien is void.

Unconditional Waiver and Release of Lien Upon Progress Payment - This Unconditional Waiver and Release 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 Lien Upon Final Payment - This Conditional Waiver and Release 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, 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 Lien Upon Final Payment - This Unconditional Waiver and Release 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.

Assignment of Lien - This Assignment of Lien form is for an individual lienor who has furnished or supplied labor, materials, or laborers for the purpose of improvements of real property, such that he or she is entitled to a lien for the value of labor, materials, or laborers supplied, to provide notice that he or she assigns his or her claim and lien to an individual who shall have all the rights and remedies under law to which the lienor 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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