

WEST VIRGINIA

CONSTRUCTION or MECHANICS

LIEN FORMS

PACKAGE

CONTRACTOR EDITION
(sole proprietor)

Control Number: WV-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 of Mechanic's Lien by Contractor
2. Notice of Mechanic's Lien - Subcontractor
3. Notice of Mechanic's Lien - Supplier to Contractor or Subcontractor
4. Notice of Mechanic's Lien - Laborer Working for Owner
5. Notice of Mechanic's Lien - Mechanic or Laborer Working for Contractor or Subcontractor
6. Response to Demand for Account
7. Preliminary Notice
8. Notice of Mechanic's Lien - Supplier to Owner
9. Conditional Waiver and Release of Claim of Lien Upon Progress Payment
10. Unconditional Waiver and Release of Claim of Lien Upon Progress Payment
11. Conditional Waiver and Release of Claim of Lien Upon Final Payment
12. Unconditional Waiver and Release of Claim of Lien Upon Final Payment

13. Assignment of Claim 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 of Mechanic's Lien by Contractor - Laborer is providing notice to owner that he/she is placing a mechanic's lien on the property as a contractor and buildings that are the subject of the repairs, improvements, construction etc.

Notice of Mechanic's Lien - Subcontractor - Laborer is providing notice to owner that he/she is placing a mechanic's lien on the property as a subcontractor and buildings that are the subject of the repairs, improvements, construction etc.

Notice of Mechanic's Lien - Supplier to Contractor or Subcontractor - Laborer is providing notice to owner that he/she is placing a mechanic's lien on the property and buildings that are the subject of the repairs, improvements, construction etc.

Notice of Mechanic's Lien - Laborer Working for Owner - Laborer is providing notice to owner that he/she is placing a mechanic's lien on the property and buildings that are the subject of the repairs, improvements, construction etc.

Notice of Mechanic's Lien - Mechanic or Laborer Working for Contractor or Subcontractor - Laborer is providing notice to owner that he/she is placing a mechanic's lien on the property and buildings that are the subject of the repairs, improvements, construction etc.

Response to Demand for Account - This Response to Demand for Account is to be used by an individual subcontractor, laborer, mechanic, workman or party furnishing labor and/or materials for the improvement of property provides by the form an itemized account of all work done before payment is due.

Preliminary Notice - Laborer or other person employed to do any work or furnish any materials or machinery for the erection, construction, alteration, repair or removal of any building or other structure, or any improvement on the property has yet to be paid for the work done and is providing notice that he/she intends to pursue the owner for compensation.

Notice of Mechanic's Lien - Supplier to Owner - Supplier to Owner form is for use by a supplier to provide notice that he or she claims a lien to secure payment of a certain sum upon the owner's interest in and upon the certain buildings, structures and improvements.

Conditional Waiver and Release of Claim of Lien Upon Progress Payment - This Conditional Waiver and Release of Claim of Lien Upon Progress Payment 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 customer on the job of the owner of property. This Conditional Waiver and Release of Lien Upon Progress Payment is conditioned upon the lienor receiving collected funds in a certain amount for the described work, 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 Progress Payment - This Unconditional Waiver and Release of Claim of Lien Upon Progress Payment 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 the 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 the final payment in a certain amount 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 the owner of property. This Conditional Waiver and Release of Lien Upon Final Payment is conditioned upon the lienor receiving collected funds in a certain amount for the described work, 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 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 particular date to a customer on the job of the owner of property.

Assignment of Claim of Lien - This Assignment of Claim of Lien form is for use by an individual lienor who furnished or supplied labor, materials, or laborers for the purpose of improvements of real property such that the lienor 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 a named 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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