

Instrument Prepared By  
And Recording Requested By

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*Space above this line for recorder's use only*

## PENNSYLVANIA MECHANIC'S LIEN

STATE OF PENNSYLVANIA  
COUNTY OF \_\_\_\_\_

Notice is hereby given that this Mechanic's Lien, this "Lien," is filed as of \_\_\_\_\_ (mm/dd/yyyy), (the "Effective Date"), by \_\_\_\_\_ (Claimant) located at \_\_\_\_\_ (Address), with the license number of \_\_\_\_\_ issued on \_\_\_\_\_ (mm/dd/yyyy) and expiring on \_\_\_\_\_ (mm/dd/yyyy), (the "Claimant"), claims a construction lien in the sum of \$\_\_\_\_\_ for labor, services, materials, and/or equipment furnished for improvement to certain real property owned by \_\_\_\_\_ (collectively, the "Owner"), located at \_\_\_\_\_ (Address w/County), and with the legal description of:

(the "Property").

This Lien is claimed, separately and severally, as to both the buildings and improvements thereon, and the said real property.

The Claimant and \_\_\_\_\_ (Owner, General Contractor, etc.) entered into a contract on \_\_\_\_\_ (mm/dd/yyyy) whereby the Claimant provided the following labor, services, materials, and/or equipment at the Property (the "Work"):

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for the total amount of \$\_\_\_\_\_ (Contract Price).

The first day of the Work on the Property by the Claimant was \_\_\_\_\_ (mm/dd/yyyy). The last day of the Work on the Property by the Claimant was \_\_\_\_\_ (mm/dd/yyyy) (the "Completion Date").

As of the Effective Date, the Claimant has: (check one)

- Received payment of \$\_\_\_\_\_.
- NOT received any payment.

Notice of Intention was delivered to the Owner on \_\_\_\_\_ (mm/dd/yyyy).

Notice of Furnishing was: (check one)

- Filed with the Directory on \_\_\_\_\_ (mm/dd/yyyy).
- Not legally required for this project.

The Owner has failed to pay the Balance Due despite demands and requests for payment. Accordingly, the Claimant declares that claim amount of \$\_\_\_\_\_ is justly due to the Claimant.

The Claimant declares that the contents of this Lien are true and correct to the best of their knowledge. Subscribed and sworn to as of the Effective Date.

**Claimant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Claimant Printed Name: \_\_\_\_\_

# PROOF OF SERVICE

I, \_\_\_\_\_ (the "Server"), served a copy of the Mechanic's Lien in the following manner:

Owner or Purported Owner Name: \_\_\_\_\_ (the "Recipient")

Address: \_\_\_\_\_

Date of Service: \_\_\_\_\_ (mm/dd/yyyy) Time: \_\_\_\_\_ : \_\_\_\_\_  AM  PM

The Recipient received the documents by: (check one)

- **Mail.** The Server sent the documents in the mail via: (check one)

Standard Mail

Certified Mail

FedEx

UPS

Other: \_\_\_\_\_.

- **Direct Service.** The Server handed the documents to a person identified as the Recipient.

- **Someone at the Residence/Workspace.** The Server handed the documents to a person who identified as living/working at the residence/workspace and stated their name is: \_\_\_\_\_.

- **Left at the Residence/Workspace.** The Server left the documents in the following area: \_\_\_\_\_.

- **Recipient Rejected Delivery.** The Server delivered the documents to the Recipient in person and the Recipient did not accept delivery.

- **Other:** \_\_\_\_\_.

I declare under penalty of perjury under the laws located in this State that the foregoing is true and correct.

Server's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_