NOTICE TO OWNER REGARDING MECHANICS LIEN LAW

(COMPLIES WITH SECTION 7018.5 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE)

Even if you pay your contractor in full, unpaid subcontractors, suppliers, and laborers who helped to improve your operty may record mechanics liens and sue you in court to forcelose the lien. If a court finds the lien is valid, yould be forced to pay twice or have a court officer sell your home to pay the lien. Liens can also affect your credit. Reserve their right to record a lien, each subcontractor and material supplier must provide you with a document call Preliminary Notice. This notice is not a lien. The purpose of the notice is to let you know that the person who send the notice has the right to record a lien on your property if he or she is not paid. BE CAREFUL. The Preliminary Notice can be sent up to 20 days after the subcontractor starts work or the supplication of the lien. This can be a big problem if you pay your contractor before you have received the Preliminary Notice. You will not get Preliminary Notices from your direct contractor or from laborers who work on your project he law assumes that you already know they are improving your property. PROTECT YOURSELF FROM LIENS. You can protect yourself from liens by getting a list from your contract all the subcontractors and material suppliers that work on your project. Find out from your contractor when these substractors started work and when these suppliers delivered goods or materials. Then wait 20 days, paying attention	го:	FROM:
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Charter VAlgeret's Tolephanes Charter VAlgeret's FAX) Email Charter VAlgeret's Tolephanes Charter Valgeret's Tolepha	(Owner's/Agent's Street Address)	(Direct Contractor's Street Address)
PROPOSED WORK TO BE PERFORMED: Characteristics Characteristic	(City) (State) (Zip)	(City) (State) (Zip)
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