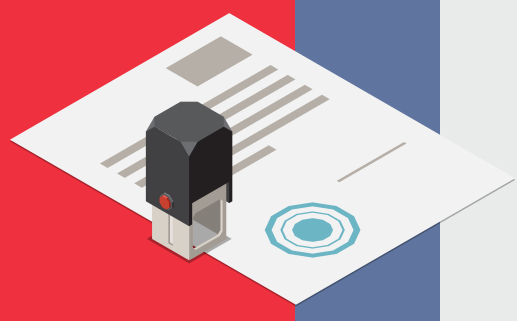


What Does It TAKE TO GET A MECHANIC'S LIEN in Texas?

Not getting paid on time for your work at a project site? You may want to consider filing a mechanic's lien. Learn what it is and the steps to follow to file so you can finally get paid.



What Does a Mechanic's Lien Do?

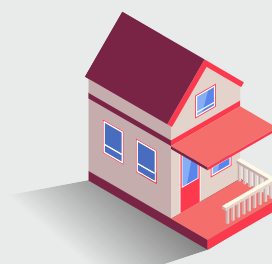
In a nutshell, a mechanic's lien is a legal document that pressures the person or company responsible for paying contractors or subcontractors for their work.

Why File a Mechanic's Lien?

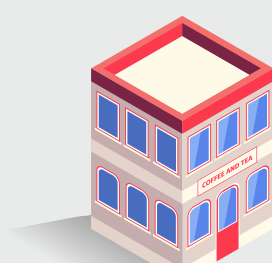
- Protects your right to get paid as a contractor, subcontractor or sub-subcontractor
- If you don't file, there's a good chance you won't get paid, especially if there are multiple contractors and subs owed money
- Prevents property owner from selling property until all liens are paid



What Types of Properties Can You File for a Mechanic's Lien?



Residential property



Commercial property

For public works projects, you file a bond claim instead.

8 FAST TIPS

for Filing a Mechanic's Lien

- Know the law - it changes, and so do the deadlines
- Make sure you know if your specialty requires a license to legally do business
- Don't miss a deadline or you lose your right to file a lien
- Send all notifications and communications to property owner and primary contractor via certified mail
- File promptly, especially if the construction project is failing
- Don't worry about offending the lien recipient with non-payment notices and lien notifications - it shows you are a professional
- File a mechanic's lien if you get no response from notices - don't wait too long for a response
- Don't expect to get reimbursed for any costs to file a lien - you won't

Use an Automated, Online Platform to Save \$ and Time

Send a pre-lien notice for each month that goes unpaid
File a mechanic's lien against a property
Remove a mechanic's lien filed on a property
Prepare and send a bond claim notice to the Surety company
Access and notarize your documents
File online vs going to county office
Send every piece of mail via USPS[®] Certified Mail with Return Receipt Requested

