



708 S Andrews Ave., Fort Lauderdale, FL 33316
Phone: (954) 764.1322 **Fax:** (954) 764-1631
Toll Free: (800) 432.1959 **Fax:** (800) 226-1631
Visit us online at: www.BuildersNotice.net



Construction Collections Inc

AFFILIATE OF BUILDERS NOTICE CORP
Lien Research and Attorney Forwarding

As you may know, we are not attorneys. We perform property records research. If you need a claim of lien, we will work with your construction attorney to perform property records research for a claim of lien. We perform no legal services and give no legal advice. The preparation of a claim of lien requires legal judgment. If you do not have a relationship with a construction attorney we will, at your request, forward your request for a claim of lien to attorneys that we have worked with in researching property for claims of lien. We will refer your request for a claim of lien to one of the following attorneys in South Florida;

For commercial or residential development liens:

MALKA & KRAVITZ, P.A.

STEARNS & ROBERTS, P.A.

DAVID J VALDINI AND ASSOCIATES, P.A.

FERENCIK LIBANOFF BRANDT BUSTAMANTE AND WILLIAMS, P.A.

GOLDEN AND LANEVE P.A.

The attorney-client relationship will be between you and the attorney, with our office acting as a referral service and researcher of the property records. In the rare event of a complication, the law firm may determine that additional services are necessary. If so, they will contact you before further fees are incurred. There will be no sharing of fees between Construction Collections, Inc and the law firm.

To have a request for claim of lien forwarded to one of the said law firms, please sign the attached application of the firm you wish to use and return it to Construction Collections, Inc. with two checks: 1) **\$100** to the law firm for legal services, and 2) **\$300 (except Broward \$225)** to Construction Collections, Inc. for property research.

To facilitate process, fax application for claim of lien to 1-800-226-1631 or Broward 954-764-1631 and mail or overnite original with 2 checks to CONSTRUCTION COLLECTIONS INC., 708 SOUTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA 33316. We need the original application and two checks when we deliver lien file to attorney of your choice.

If you have any question about the procedures to process your lien request, please feel free to call me at (954)249-5750 (mobile) or (800)432-1959 (office).

Sincerely,

CONSTRUCTION COLLECTIONS INC
Kenneth DeAngelis
President



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Construction Collections Inc

AFFILIATE OF BUILDERS NOTICE CORP

Dear:

As you requested, we have attached the application for a claim of lien.

"Our primary service is to furnish property records research to assist the lawyer with determining the property description and possible ownership. The law firm take care our research and prepares the claim of lien."

Upon receipt of the attached request to fill out and record Claim of Lien, we will do the following:

1. Undertake a Title Company research of the property address given and attempt to locate a Notice of Commencement from the information you furnish.
2. Have an attorney selected by you review the information and cause the claim of lien to be prepared.
3. Record The Claim of Lien at the appropriate courthouse within 2 business days of your signing the Lien.
4. Send the owner and contractor, lender, surety when applicable a copy of recorded construction Lien by certified mail.
5. Fax/mail copy of recorded Lien to your attention with request for "Sworn Statement of Account" which you may mail by certified mail to the owner.
6. We will be in contact with you to follow up communications regarding collection.

The fees for research preparation and recording claim of construction Lien is \$100 to the law firm, \$300 (except Broward \$225) to Construction Collection, Inc. However, if, a lien request is cancelled, you are still responsible for costs incurred through cancellation.

If you have any questions, please call Kenneth DeAngelis, or James Carmel.

Sincerely,

CONSTRUCTION COLLECTIONS INC
Kenneth DeAngelis
President

Larry R. Leiby, Esq
MALKA & KRAVITS, P.A.

1300 Sawgrass Corporate Parkway, Suite# 100, Fort Lauderdale, Florida 33323
Telephone 954-514-0984, Facsimile 954-514-0985
E-mail: Leiby@mkpalaw.com

REQUEST FOR CLAIM OF LIEN
FAXES GO TO BUILDERS NOTICE CORP @ 800-226-1631

Please represent us in connection with the preparation and recording of a Claim of Lien based on the following information. We understand the Construction Collections, Inc. will perform services of furnishing title information, and messenger service for having the claim of lien executed by us and recorded, but that the attorney-client relationship is between the undersigned and your law firm. We understand that Construction Collections, Inc. is not a part of your law firm and is not authorized to give legal advice. Please prepare the claim of lien at your customary rates of charge. Please notify us if you are unable to approve this Claim of Lien for recording and we will decide on whether to authorize further legal services at that time.

- 1• Date of first furnishing of labor/materials to jobsite by undersigned: _____
- 2• Date of last furnishing of labor/materials to jobsite by undersigned: _____
- 3• Our direct customer is: _____
Address: _____
- 4• The nature of the services, labor and/or materials furnished by us: (If this is for specially fabricated materials, be sure to seek specific advice.) _____
- 5• Total value of what we furnished (do not include the value of work not done) \$ _____
- 6• Balance owing for what we furnished: \$ _____ (do not include costs not directly for improving the property. You may include unpaid finance charges.)
- 7• Job name, address, and legal description:(if more space needed, attached description

- 8• Fax copy of your contract or contracts
NOTE: If more than 1 direct contract must be more than 1 lien.
- 9• A) Builders Notice Corp Work Order# _____ BNC monitors certified mail Cards
B) If you monitor Certified Mail Cards, we need copies - both sides
C) Notice to Owner not prepared by Builders Notice Corp, we need copy along with certified mail cards both sides.

WE HEREBY CERTIFY the above described materials were used, or labor and services were performed, in the improvement of the real property name above; that no waiver or release of lien rights have been executed for the sums claimed; that all the above stated information is true and correct; that a proper license is held for the work claimed by the Lienor; and that if I am not dealing directly with the owner, the owner/contractor agreement is for more than \$2,500.00. There can be no guaranty that lien request received more than 80 days from last work can be timely recorded. You are responsible for any cost incurred if lien is cancelled. You are authorized to proceed upon receipt of this Request for Claim of Lien Form. We understand the fees and costs for this service is due and payable even if we cancel the recording of the Claim of Lien or if the Claim of Lien is satisfied.

I accept

FIRM NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____ E-MAIL: _____

TELEPHONE: _____ FAX: _____

SIGNATURE: _____ DATE: _____

PRINTED SIGNATURE: _____ POSITION: _____

STEARNS & ROBERTS, P.A.

Construction Law Experts

1000 Sawgrass Corporate Parkway, Suite# 552, Fort Lauderdale, Florida 33323
Telephone 954-382-9199, www.stearnsroberts.com E-mail: mes@stearnsroberts.com

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CITY: _____ STATE: _____ ZIP: _____ E-MAIL: _____

TELEPHONE: _____ FAX: _____

SIGNATURE: _____ DATE: _____

PRINTED SIGNATURE: _____ POSITION: _____

DAVID J. VALDINI & Associates, P.A.
5353 North Federal Hwy., Ste #303, Fort Lauderdale, Florida 33308
Telephone (954) 776-8115, E-Mail: dvaldini@valdinilaw.com

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SIGNATURE: _____ DATE: _____

PRINTED SIGNATURE: _____ POSITION: _____

E-MAIL: _____

FERENCIK LIBANOFF BRANDT BUSTAMANTE AND WILLIAMS, P.A.

150 South Pine Island Road, Suite# 400, Fort Lauderdale, Florida 33324

Telephone (954) 474-8080, E-Mail: rferencik@flbbalaw.com

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TELEPHONE: _____ FAX: _____

SIGNATURE: _____ DATE: _____

PRINTED SIGNATURE: _____ POSITION: _____

E-MAIL ADDRESS: _____

GOLDEN AND LANEVE, P.A.
644 S.E. 4TH AVE., Fort Lauderdale, Florida 33301
Telephone (954) 764-6766, E-Mail: esglaw@bellsouth.net

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AFFILIATE OF BUILDERS NOTICE CORP

PRICE LIST FOR CLAIMS OF LIEN

Service payable to Law Firm:

1. Attorney fee to prepare standard lien claim: \$100.00

NOTE: 1 and 2 are required both checks send to Construction Collections Inc.

Service payable to Construction Collection Inc.

2. Title information and courier service: \$300.00

For recording of claim of lien (excludes Liens Recorded in Broward County \$225.00 – courier fees not applicable)

3. Rush Charge if applicable:

(10 working days remaining before your 90th day) **\$100.00**

(5 working days or less remaining before your 90th day) **\$250.00**

Both time frames, excludes weekends and holidays

4. You will be responsible for any cost incurred if lien is cancelled after 24 hours from receipt.