

Date: [Date]

TO: [Lien Claimant Name]

[Claimant Address]

[City, State, Zip Code]

FROM: [Property Owner/Prime Contractor Name]

[Your Address]

[City, State, Zip Code]

RE: NOTICE OF DEFECTIVE LIEN AND DEMAND FOR RELEASE

Property Description: [Legal Description or Street Address]

Recorded Lien Information: [Instrument/Book/Page Number] recorded on [Date]

Dear [Name of Contact Person],

This letter serves as formal notification that the Mechanic's Lien filed by your company against the above-referenced property contains material defects that render it invalid or unenforceable under [State] law.

Specifically, the lien is defective for the following reason(s):

- [Insert Reason, e.g., Failure to provide Preliminary Notice]
- [Insert Reason, e.g., Lien filed after statutory deadline]
- [Insert Reason, e.g., Incorrect property description or owner name]
- [Insert Reason, e.g., Inclusion of non-lienable costs]

Due to these defects, demand is hereby made that you execute and record a formal **Release of Lien** or **Discharge of Lien** within [Number, e.g., 10] business days of receipt of this notice.

Failure to clear these defects or release the lien voluntarily may result in legal action to have the lien vacated. Please be advised that in many jurisdictions, the prevailing party in a lien removal action is entitled to recover reasonable attorney's fees and court costs.

Please provide confirmation once the release has been filed with the County Recorder's office.

Sincerely,

[Signature]

[Printed Name]

[Title, if applicable]