

CLAIM OF LIEN

[Name of Broker], ) Claim of Commercial Real Estate
) Broker's Lien
Broker-Claimant )
) In the Office of the Register
) of Deeds of \_\_\_\_\_
) County, Michigan

The broker-claimant named above, whose real estate license number is
\_\_\_\_\_, and whose
business address is \_\_\_\_\_
, Michigan, claims a commercial real estate
broker's lien under section 4 of the commercial real estate broker's lien act and
states:

1. The real property ("property") against which the lien is claimed is located at
\_\_\_\_\_,
\_\_\_\_\_ County, Michigan, and is legally described on Exhibit A
attached to this claim. The record owner
("owner") of the property is
\_\_\_\_\_.

2. On \_\_\_\_\_, the broker-claimant entered into a written
agreement with the (owner) (buyer)
obligating the (owner) (buyer) to pay a commission to the broker-claimant. A
legible copy of the agreement is attached
as Exhibit B.

3. The broker-claimant, by its agents, provided services for the (owner) (buyer)
and is in compliance with the
broker-claimant's obligations under the written agreement referred to in
paragraph 2.

4. The amount of the commission or fee to which the broker-claimant is entitled is
\_\_\_\_\_.

5. \_\_\_\_\_ (a) The broker-claimant now claims a lien on the property and all improvements to the property and against all persons interested in the property in the amount of \$\_\_\_\_\_ .  
\_\_\_\_\_ (b) The broker-claimant claims a potential future lien on the property and all improvements to the property and against all persons interested in the property if there is a lease extension or expansion.  
\_\_\_\_\_ (c) The broker-claimant claims a potential future lien on the property and all improvements to the property and against all persons interested in the property if an option to purchase the property is exercised. This lien is only effective if the property is conveyed pursuant to the option to purchase; it may otherwise be disregarded.

6. The information contained in this claim of lien is true and accurate to the best knowledge of the signer.

[Name of Broker]

By: \_\_\_\_\_  
Its Authorized Agent

Signed and sworn to before me in \_\_\_\_\_ County, Michigan, on \_\_\_\_\_, \_\_\_\_\_ [year].

\_\_\_\_\_  
[Notary's name, county, acting in county, state, and date commission expires]

Note: This claim of lien is void and unenforceable unless recorded with the register of deeds of the county in which the real estate is located, as required by the commercial real estate broker's lien act.

Prepared By:  
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