

STATE OF OHIO)
COUNTY OF _____)

LIEN AFFIDAVIT

_____ of _____, having first been duly sworn, says:

1. [He/She] (hereinafter “Broker”) is licensed as a real estate broker pursuant to Chapter 4735 of the Ohio Revised Code and has been assigned Ohio Real Estate Broker License Number _____;
2. That Broker makes this Affidavit, pursuant to Section 1311.87 of the Ohio Revised Code, to obtain and perfect a lien;
3. On or about _____, 20____ Broker entered into a written contract (“Contract”) with [_____ (“Owner”) \ _____ (“Owner’s Agent”) on behalf of _____ (“Owner”)] the owner of commercial property located at _____ and more particularly described in the legal description of the lien property (“Property”) as set forth in Exhibit A attached hereto and incorporated herein by reference;
4. The terms of the Contract on which the lien is based provides that Broker agreed to provide real estate services in the [sale/purchase/lease] of the Property, a copy of the Contract as signed by Broker and [Owner/Owner’s Agent] being attached hereto as Exhibit B and incorporated herein by reference;
- [5. On or about _____, 20____, the Broker and [Owner/Owner’s Agent] entered into an agreement amending (“Amendment”) the Contract concerning the [sale/purchase/lease] of the Property, a copy of said Amendment as signed by Broker and [Owner/Owner’s Agent] being attached hereto as Exhibit C and incorporated herein by reference;]
6. Under the terms of the Contract [and Amendment], the Owner now owes the Broker a commission for which this lien is claimed in the amount of _____ Dollars (\$_____);
7. That Broker hereby affirms that the information contained in this Affidavit is true and accurate to the knowledge of the Broker;

Broker

Brokerage Name

Sworn to and subscribed in my presence this _____ day of _____, 20_____.

Notary Public

This form has been developed by the Ohio REALTORS® as an example only. Ohio REALTORS® cannot provide legal advice regarding the filing of a broker’s lien on a particular property and is not responsible for the use or misuse of this form. Brokers are advised to obtain legal advice from their own attorney prior to filing a lien on real property.