



From the Desk of H. Lee Goldblatt

NEW ONLINE SERVICE!

I am happy to announce a new and improved online system for our clients. This new program will enable our clients to track their preliminary notice requests by date, and will also display the date the notice was sent. The program will assist our clients in the management of their preliminary notices.

Any client that utilizes this new program will be guaranteed no price increase for 2008. I strongly recommend you take advantage of this new technology. You will need a logon and password, so please request one by emailing: cheresa@qwest.net. Once you receive your logon, go to www.rcsliens.com to login to your account.

ARIZONA FORECAST

Although commercial construction remains robust, housing activity this year will be somewhat lower than in earlier forecasts, with clearer analysis of the effects of stricter lending standards and a decline in subprime mortgage origination, according to the latest projections by the National Association of Realtors (R).

As builder backlogs disappear, workforce reductions will become commonplace. All measures considered, the Arizona economy still has plenty of momentum going into the New Year. Make sure you protect yourself by credit screening and sending your prelims in a timely manner.

FREQUENTLY ASKED QUESTIONS

Once filed, how long is the mechanic's lien good for?

An action to foreclose a mechanic's lien must commence within six months after the recordation date. Otherwise, the claimant will lose all lien rights. A judicial foreclosure is a court action that could lead to the sale of the property.

What action should be taken after filing the lien?

A subcontractor or material supplier has two claims. First, it has a breach of contract claim against the party with whom it contracted. Second, it has a lien claim against the owner's property, although possibly not against the owner itself.

A lien claimant must determine whether the lien is one of many, and if there is any equity in the property. If there are many lien claims, it usually means the owner and/or general contractor are insolvent and probably neither pocket is deep enough to satisfy all claims.

However, if there are not many liens, and there is enough equity, the owner will most likely not allow the property to go into foreclosure and the lien claimants should be paid.

If a lien is not paid within 30 days or recordation, it usually means some action is required. A collection agency can help you, such as ours. We specialize in construction collections, and we only get paid, if we collect. Another choice would be to hire an attorney to help you collect.

PRICE INCREASE BEGINNING January 1, 2008

For any clients not utilizing our new online program, the price increase per preliminary notice will be an additional \$1.00 per preliminary notice. Our website will have a complete listing of the new pricing. There will **not** be a price increase for any clients utilizing our new online system at www.rcsliens.com.

WE PROVIDE:

- PRELIMINARY NOTICES
- MECHANIC'S LIEN
- STOP NOTICES

FULL SERVICE COLLECTION AGENCY
SPECIALIZING IN CONSTRUCTION COLLECTIONS

For Collections, Please visit: www.rapidcollections.com

For Construction Notices: www.rcslien.com

Phone No.: 602-279-3666