

C A T I C

Connecticut Attorneys Title Insurance Company

SUBORDINATION OF MECHANICS' LIENS TO LIEN OF MORTGAGE

(May Not Be Used to Delete Mechanic's Lien Exception From An Owner Policy)

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, have commenced or are about to commence to render services, to perform work, or to furnish materials in the construction, raising, removal or repair of a building or any of its appurtenances upon, or in the improvement of a lot, or in the site development or subdivision of a plot of land, on certain real property owned by

_____ known as
_____ in the Town/City of
_____, Connecticut.

NOW THEREFORE, in consideration of one dollar (\$1.00) and other valuable consideration received by each of us to our full satisfaction in order to enable said OWNER to obtain a loan in the amount of \$ _____ from

_____ and to secure the payment thereof by granting to said lender a mortgage on said real property, we, the undersigned, do hereby severally subordinate to the lien of said mortgage all of the several liens and claims of lien which we may have, or may hereafter have, on the above-mentioned lot, land, buildings and appurtenances pursuant to the laws of the State of Connecticut, by virtue of said services rendered, work performed or materials furnished, heretofore and hereafter, upon said lot, land, building and appurtenances, whether completed or still in the process of construction.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the dates appearing before our respective names.

(Note: If a provider of labor or materials uses a CATIC Form A-111.1 instead, please attach it to this form and print " See Form 111.1 Attached" in the place where the provider would have signed below.) This subordination consists of this page plus _____ additional pages.

DATE SIGNED		DATE SIGNED	
_____	General Contractor	_____	Cabinets
_____	Architect	_____	Carpenter
_____	Architect (landscape)	_____	Carpeting
_____	Air Conditioning	_____	Concrete
_____	Boiler	_____	Concrete Blocks
_____	Brick	_____	Doors
_____	Face Brick	_____	Doors – Overhead

Ducts	Insulation
Excavating (cellar – cesspool)	Iron – Steel
Electrician	Kitchen Cabinets
Electrical Supplies	Landscaping
Elevator and Doors	Linoleum – Rubber Tile
Fire Escape	Lumber
Flagstone	Lumber (trim)
Flashing – Gutters	Marble
Flooring (material)	Mason
Floor (laying)	Mason’s Supplies
Floor (scraping)	Metal Work
Floor (finishing)	Oil Burner
Foundation	Oil Tank
Frames – Sash	Paint Supplies
Gas – Electric Ranges	Painter (outside)
Glass – Glazier	Painter (inside)
Grading	Paper – Decorator’s Supplies
Hardware	Paperer – Decorator
Heating Contractor	Plasterer
Heating Supplies	Plumber
Heaters – Radiators	Plumbing Fixtures
Incinerator	Plumbing Supplies
Refrigeration	Surveyor
Roofer	Tile
Roofing (material	Tiler
Screens	Trimmer
Septic Tank – Cesspool	Vanities
Shades	Venetian Blinds
Shingles	Walks
Shutters – Blinds	Water Pumping System
Stair Builder	Weather Strips

GENERAL CONTRACTOR'S AFFIDAVIT AND INDEMNITY AGREEMENT

I, being the GENERAL CONTRACTOR, or being an authorized officer and/or agent of the below-named corporate GENERAL CONTRACTOR, engaged in construction on the above-described property, after being duly sworn, depose and say: (1) that I have read the within and foregoing SUBORDINATION OF MECHANICS' LIENS; (2) that the persons, firms and corporations who have executed said waiver are the only persons, firms and corporations who have furnished or have contracted to furnish services, labor, or materials in the construction or repair of the buildings and appurtenances on said property as of the date hereof; (3) that I have no notice of any claim of any subcontractor, laborer or materialman against said property; (4) that this combined Affidavit and Indemnity Agreement is being made with the understanding that CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY will rely upon the truth of the statements made herein when it issues its mortgagee policy or mortgagee policies of title insurance on this date insuring title to said property without taking any exception with respect to any possible unrecorded mechanics' liens; (5) that, in order to induce CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY to issue such policy or policies, I, individually, or said corporate GENERAL CONTRACTOR, do/does hereby agree to indemnify CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY, and agree to hold it harmless by reason of any and all, loss, cost or damage, including attorneys' fees and court costs, which it may sustain by reason of the recording of any and all mechanics' liens against said property by any person or entity claiming under any subcontract with the undersigned; and (6) that, if any such mechanics' liens are recorded against said property, I or said corporate GENERAL CONTRACTOR, will immediately cause the same to be removed by bonding the same, by payment or by any other process or manner which will effectively remove any and all such liens from said property.

Commissioner of the Superior Court/Notary Public

STATE OF CONNECTICUT)
) ss: Date: _____
COUNTY OF)

_____ - OWNER _____ - OWNER

_____ - OWNER By _____, its _____

Subscribed and sworn to by _____,

before me, this _____ day of _____, 20____.

Commissioner of the Superior Court/Notary Public