



How to Complete IRS Form 12277

Application for Lien Withdraw

This form allows a lien to be removed from your credit rather than just showing as satisfied. This can be a boost to your credit score.

This can be achieved if you owe less than \$25,000 and are on an Installment Agreement that will pay off all the tax, penalties and interest within a five year period and are on a Direct Debit Installment Agreement with the IRS.

Get form 12277 <https://www.irs.gov/pub/irs-pdf/f12277.pdf>

Sections 1- 8

Provide your information with the exception of line 3 being your representative information if you have someone acting as Power of Attorney that you want to speak to the IRS on your behalf.

Section 9

Tax lien information. This can be obtained from the copy of the lien the IRS sent you or from your local county recording office.

Section 10

Typically an open status.

Section 11

Reasoning for requesting

Section 12

Explanation of why you are requesting.

Submit your signature and date then mail in. Typical response time on this is about 45 days from the time you mail the request into the IRS.

Mailing addresses can be located on Publication 4235 which can be found here.

