

ATTORNEYS' TITLE GUARANTY FUND, INC.

AFFIDAVIT OF TITLE

STATE OF _____)
) SS
COUNTY OF _____)

The undersigned affiant(s), being first duly sworn, on oath state(s) and warrant(s) to the grantee(s) hereinafter named:

1. Affiant(s) has (have) an interest in the premises described below commonly known as _____

or in the proceeds thereof or is (are) the grantor(s) in the deed dated _____,
to _____,
grantees(s), delivered pursuant to a contract to purchase the premises dated _____,
between _____ as Seller(s),
and _____ as Buyer(s),
and conveying the following described premises:

2. Except for the contract for the purchase thereof, referred to above, in connection with which this affidavit is given, no contract has been entered into by affiant(s) or to the knowledge of affiant(s), no contract exists for the sale or conveyance of the premises.
3. To the best knowledge and belief of the affiant(s), there are no contracts for labor or material furnished or to be furnished to the premises that are not fully paid or otherwise provided for; and there are no security agreements or leases affecting any goods or chattels that have become attached or are to become attached to the land or any improvements thereon as fixtures that have not been fully performed, satisfied, or paid.
4. (a) The affiant(s) is (are) the only occupant(s) in possession of the entire premises.
- (b) The affiant(s) occupies (occupy) and is (are) in possession of a part of the premises.
- (c) All parties occupying the premises, or any part thereof, other than the affiant(s), are bona fide tenants only, and have no other or further interest in the premises. Said tenants have paid their rent in full to date, and no tenant has made any advance payment of rent or has paid any security deposit in connection with said tenant's occupancy or has received any concession in connection therewith, unless noted below or in the closing statement.

[Strike any of the above alternatives that are not applicable.]

5. Except for the deed referred to above, no conveyance or instrument adversely affecting the title to the premises has been executed by affiant(s) or to the knowledge of affiant(s) exists, and to the best knowledge and belief of the affiant(s) there exist(s) no liens, suits, proceedings, judgments or decrees of any nature whatsoever adversely affecting the title to the premises or the right, title, or interest of any party therein that will survive the closing, which are not shown in the Commitment for Title Insurance Number _____, with an effective date of _____,
and issued by _____.

ATTORNEYS' TITLE GUARANTY FUND, INC.

AFFIDAVIT OF TITLE
(continued)

6. All water and other utility bills against the premises, except the current bill, if prorated, have been paid, and the premiums for all insurance policies if prorated and assigned have been paid. All condominium, homeowner's association, or townhouse assessments have been paid current through closing.

7. Exceptions, if any, to the foregoing or further statements given by the affiant(s):

The warranties herein set forth are continuing warranties, and shall survive the closing.

This instrument is made to induce, and is given in consideration of, the said grantee(s) consummation of the purchase of the premises, without further inquiry, investigation, or evidence.

Dated: _____

Subscribed and sworn to before me this

_____ day of _____, _____
Day Month Year

Notary Public