ADVANTAGE TITLE

Closing Affidavit

TITLE NO.:
PREMISES:

STATE OF)
SS:
COUNTY OF)

SELLER

The undersigned seller(s) each being duly and severally sworn, depose(s) and says: That I am (we are) the owner(s) of the above premises. That I (we) have not been known by any other name(s) during the past ten years except for
and there are no liens or judgments against either name. That I am (we are) a citizen of the United States over 21 years of age. That there are no liens or mortgages recorded or unrecorded against the premises. That there are no street vaults or tenants or outstanding leasehold interests affecting the premises. That there are no environmental control board liens against us or the premises. There are no unpaid taxes, assessments, water charges or sewer rents against the premises now due and owing. I am (we are) the record owners of the property as certified in the title report. If this is a sale, I am (we are) not taking back a purchase money mortgage as part of the sales price.

There has not been any dispute with any neighbor with respect to the location of any structures on our property lines. That the structures have been in existence in their current condition for at least two years. That there are no actions pending affecting said premises. That no work has been done upon the premises that has or could result in **any emergency repair liens** by the City of New York.

That I (we) have read the judgment, bankruptcy, Federal Tax Lien, and Warrant returns which constitute objection(s) #
in the title report numbers above. I am (we are) not the party (parties) mentioned in said returns, and that none of the said liens affect (me) (it) in any way, and that I have never resided, worked or done business at any of the addresses stated in said report. I (we) am (are) entitled to the real estate tax exemption on the premises.

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PURCHASER/BORROWER

The undersigned purchaser(s)/borrower(s) each being duly and severally sworn, deposes and says: That (we) have not been known by any other name for the last ten years except for
and that there are no liens, judgments or environmental control board liens against either name.

That I (we) have read the judgment, bankruptcy, Federal Tax Lien, and Warrant returns which constitute objection(s) #
in the report of the title company numbered above. I am (it is) not the party mentioned in said returns, and that none of the said liens affect (me) (it) or affect me (it) in any way, and that I have never resided, worked or done business at any of the addresses stated in said report.

IF A CORPORATION IS SELLING

That I am the of .
That there are no New York State Corporate Franchise Taxes and no New York City General Business Taxes due and owing from said corporation. That the charter of said corporation is in full force and effect, and no proceeding is pending for its dissolution.

MORTGAGE PAYOFF SECTION

I am (we are) aware of the payoff letter(s) from ; dated
respectively showing the prior principal balance, unpaid interest and per diem, required to satisfy the existing mortgage(s) and that the same is/are correct in all respects.

In consideration of your omitting the existing mortgage from your title policy to be issued, I hereby request you to fully pay off the existing mortgage totaling $, to be transmitted promptly to the holder of the mortgage(s) in satisfaction of my existing mortgage indebtedness, and do hereby agree to pay you, on demand, any additional monies required by the holder of said mortgage to enable you to obtain a satisfaction thereof in recordable form. I further state that the lender has the right to deduct any shortages from the tax escrow account. If the mortgage(s) being paid off is an equity source/credit line mortgage, I (we) hereby consent to have the account frozen, and request that the holder of the mortgage(s) accept the payoff check as full settlement and close the account upon receipt of the proper payoff amount and issue a satisfaction(s) of mortgage within the required time period.

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This affidavit is made to induce the title company to issue its policy of title insurance numbered above covering said premises knowing that they will rely on the truth of the statements herein made.

Seller	Social Security or Federal ID #
Seller	Social Security or Federal ID #
Purchaser/Borrower	Social Security or Federal ID #
Purchaser/Borrower	Social Security or Federal ID #

Sworn to before me
this day of , 20

FORWARDING ADDRESS