

General Title Affidavit – Residential (Seller)

DATE:
TITLE NO:

STATE OF)
COUNTY OF) SS:

, each hereby swear and affirm as follows:

1. That I am the seller/owner of the premises located at:

which is covered by the above referenced title report (hereinafter referred to as the "premises").
2. That I have not been known by any other name during the past ten (10) years, except:
3. That there are no judgments, federal tax liens, state tax warrants, municipal liens or claims against me or against the premises.
4. That the judgments, federal tax liens, state tax warrants, municipal liens and / or municipal judgments, in the above referenced title report, are not against me, but are against a person with the same or similar name. That I have never resided at, nor done business at the addresses shown on the judgments, federal tax liens, state tax warrants, municipal liens and/or municipal judgments, that are listed in the above referenced title report.
5. There are no Bankruptcy proceedings instituted by or against me in any court.
6. That I am the person who applied for, received and is entitled to the real property tax exemption(s) on the above mentioned premises and that the exemption(s) is in full force and effect.
7. That I am one and the same person as the grantee named in a certain deed recorded in Liber/Reel Page in the Office of the Clerk/Register of the County of .
8. That I have not made any mortgage affecting the premises other than the mortgages shown in the above referenced title report. That the mortgages listed in the above referenced title report are not delinquent or in foreclosure.
9. That I have not received a notice to install, replace or repair sidewalks and/or curbs for the premises.

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10. That there are no tenants or other persons in possession of the premises.

11. That all real estate taxes or assessments due and/or owing for the premises have been paid for or are being paid at closing. If for any reason there are taxes or assessments due and owing which are for periods prior to closing or are otherwise deemed to be my responsibility, I agree to pay said sums to _____ within ten (10) days written notice to me or my closing attorney. I further agree to indemnify and hold _____ from any loss or claim arising from my failure to pay the aforementioned taxes or assessments.

12. That I am a citizen or permanent resident of the United States of America.

13. That there has been no work performed on or materials delivered to the premises during the past six (6) months.

14. My new residence address after the closing will be:

Tel.

15. My Social Security Number (SSN) is:

16. I give this affidavit to induce _____ and _____, and their successors and assigns, to issue their policy under title number _____ with full knowledge that such insurers are relying upon the truth of the statements made herein. I further agree to indemnify and hold such insurers harmless from any loss, cost (including, but not limited to legal fees and expenses) or damages which they may incur because of the representations made herein.

Sworn to before me
this _____ day of _____, 20____
