

OWNER/SELLER'S AFFIDAVIT

STATE OF NEW YORK

County of

I, _____, being duly sworn, deposes and say as follows:

1. I am one of the grantors/grantees owners named in the deed/mortgage dated even herewith conveying the premises known as:
 _____ New York.
2. I have owned and occupied the premises for _____ years, peaceably and undisturbed. To my knowledge, the title thereto has never been questioned. I know of no reason any other person might claim any right, title or interest in or to any portion of the premises.
3. There are no unpaid taxes, assessments, water charges or sewer rents against the premises now due and owing.
4. That the Judgments/Liens, if any, returned in the Report of Title Number RPATS-QUOTE are not against me but against a person of the same or similar name.
5. There have been no buildings or exterior improvements constructed on the premises within the last two years, except
 _____.
6. The premises are used solely for residential purposes. There are no tenants, lessees or other persons in possession of any portion of the premises except
 _____. (If applicable:) Such tenants are month-to-month or pursuant to written lease for terms not in excess of _____ months without right to renew. No lease contains an option to purchase.
7. I have allowed no one to encroach on the premises, to have any easements therein (other than ordinary utility easements), or to use any portion thereof for any purpose. There are no rights of way or common driveways running along or through the premises. I have not encroached on any adjoining premises. I have no knowledge of any violation of any covenants, restrictions or agreements affecting the premises.
8. (If applicable:) A survey dated _____ made by
 _____ shows the premises as they exist today, except
 _____.
9. I have been known by no other name within the last ten years, except
 _____. There are no unsatisfied judgments or liens against me anywhere. I have never been the subject of a bankruptcy proceeding.
10. (If applicable:) I have read the list of judgments and liens contained in the Commitment. They are not against me, but are against another person with the same or a similar name. I have never resided or conducted business at any of the addresses shown for the judgment debtors.

Subscribed and Sworn before me this _____ day of _____ 20 _____

Real Property Abstract & Title Services,
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