

TITLE AFFIDAVIT OF SELLER OR MORTGAGOR

Title #

Premises:

On this the _____ day of _____, 20__, personally appeared

of

a corporation, who, being duly sworn and intending to be legally bound say that the facts herein set forth are true and correct:

1. THAT no building construction, alterations, additions or repairs have been made on or to the above premises within the last four months, for which there is an outstanding bill, which bill if unpaid, could result in a mechanic's lien claim.
2. THAT there has been no work done or work ordered to be done on or abutting the premises for water or sewer line installation, construction or repair; paving of street, driveway or curb; or any municipal work for which a lien could be filed within the past six months immediately preceding the date of this settlement.
3. THAT there are no agreements of sale, nor leases, of any nature outstanding, executed by or on behalf of the owner of said premises other than the agreement under the terms of which the conveyance in the present transaction is being made.
4. THAT there are no easements, mortgages, notes, judgments, liens, pending suits, or bankruptcies adversely affecting the owner and the said premises other than those shown on the Title Report under the above number.
5. THAT all taxes, water and sewer rents or charges, which are due and payable with respect to the above premises, have been paid.
6. THAT no fixtures, materials, or equipment have been placed in the above premises which have not been fully paid for or in which there is any outstanding security interest.
7. THAT no notice has been served by the Department of Public Health, or any other governmental bureau or public authority for the removal or abatement of any nuisance or doing of any work upon the said premises or for the correction of any violation.
8. THAT no person has signed or made any mortgages, notes, or obligations of any kind, which could affect said premises other than those executed in connection with this present transaction.

9. THAT the above premises are occupied by (in the possession of) the above named deponents.
10. THAT the proposed conveyance is in accordance with the provisions of the Charter, and By-laws of said corporation and that said conveyance is (a) ___ pursuant to a Resolution of the Board of Directors of said corporation duly adopted in accordance with the By-laws of said corporation, **OR** (b) ___ is in the ordinary course of business and does not require a Resolution of the Board of Directors of said corporation.
11. THAT there are no corporate taxes due the Commonwealth of Pennsylvania by the above name corporation.
12. THAT the present conveyance does not exceed 50% of the real estate holdings, in Pennsylvania, of the Grantor Corporation.

This affidavit is made for the purpose of inducing _____, Agent for _____ to hold settlement and insure title to the above premises.

Sworn and subscribed before me on the _____ day of _____ 20__.

WITNESS: _____ **By:** _____

WITNESS: _____ **Attest:** _____

Notary Public