

**THE JUDICIAL TITLE INSURANCE AGENCY LLC**

**AFFIDAVIT IN CONNECTION WITH REAL PROPERTY LAW § 265-a  
Home Equity Theft Protection Act  
(Seller's Affidavit)**

**State of New York**                    }  
**County of**                               }

being duly sworn does depose and say;

1. I/we reside at

2. I/we am/are the owner(s) of real property known as

(the "Real Property") and I/we am/are about to sell the Real Property to

3. That, for purposes of compliance with § 265-a of the Real Property Law (the Home Equity Theft Prevention Act), deponent(s) states of his and/or her actual knowledge that:

- a) Neither I/we am/are in default of any mortgage affecting the Real Property by reason of there being payments due and unpaid on any mortgage for two months or more.
- b) There are no actions pending against the Real Property to foreclose a mortgage.
- c) The Real Property is not shown on an active property tax lien sale list and all real estate taxes are paid through the next lien date.
- d) That I/we as seller do not have a right to acquire an interest in the premises after closing, nor does a person or entity other than the purchaser have a right to acquire an interest in the premises.

I/we give this affidavit knowing that The Judicial Title Insurance Agency LLC will rely upon the truth of the statements made above.

\_\_\_\_\_  
  
\_\_\_\_\_

**Sworn and subscribed to before me**  
**This            day of                               , 20**

\_\_\_\_\_  
**Notary Public- Sign and Affix Stamp Below**