



**AFFIDAVIT OF SELLER**

STATE OF INDIANA     )  
  ) SS:  
COUNTY OF             )

Title Order No.: \_\_\_\_\_

The undersigned (hereinafter called Affiant), being first duly sworn on oath, deposes and says that Affiant is the Vendor of the real estate described in Fidelity National Title Company LLC’s Commitment for Title Insurance issued under the order number shown above, or is an officer or partner of the vendor of said real estate, duly authorized to execute this affidavit on behalf of the vendor.

Affiant further states that Vendor owns a good and indefeasible title in fee simple in and said realty and that said realty is free and clear of any unpaid sewer charges or claims for labor or material expended on said realty within the past 60 days which could ripen into liens. The Vendor (if an individual) is of lawful age and competent to mortgage said realty and Vendor has not executed, nor caused to be executed, any deed, mortgage, contract of sale or other instrument affecting the title to said realty and that Vendor has not obtained any recent extensions of credit pursuant to the provisions of any home equity mortgage. Vendor authorizes the payoff of all liens as contemplated by the closing statement, including all home equity liens, the approximate balance of such liens as reflected in the closing statement, including all home equity liens, the approximate balance of such liens as reflected in the closing statement are hereby verified and this affidavit shall serve as a written demand to all mortgagees to process a release of all paid mortgages upon receipt of funds paid hereunder. Vendor is not the subject of any judgments, attachments, executions or liens of any nature in any way affecting said realty or which could in any way encumber the title of said realty.

Vendor is not under the jurisdiction of any United States Bankruptcy Court and is not a “foreign person” as defined by the Deficit Reduction Act of 1984.

Vendor acknowledges payment in full of the purchase price of the real estate and will deliver possession to the purchasers in accordance with the purchase agreement. Vendor represents that no other person has a right to possession or claims possession of all or any part of said real estate.

The foregoing statements are true, except for the following specific changes, additions or exceptions:

It is understood that where applicable herein, the singular form of any word shall be construed as plural. Affiant makes the foregoing statements and representations for the purpose of inducing Fidelity National Title Company LLC to issue its policy of title insurance insuring the title to said realty and Affiant agrees that the truth of the statements herein contained is a condition on which issuance of said title insurance is based.

_____	Seller	_____	Seller
_____	Seller	_____	Seller
_____	Seller	_____	Seller
_____	Seller	_____	Seller

Subscribed and sworn to before me, a Notary Public in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
*Notary Public*