



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

State of New York)
)ss:
County of _____)

Title No.: _____

_____ being duly sworn deposes and says:

1. I/we reside at _____.

2. I/we am/are the owner(s) of the 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 no 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(s) do not have a right to acquire an interest in the premises after closing, nor does a person or entity other than the purchaser(s) have a right to acquire an interest in the premises.

I/we give this affidavit knowing The Great American Title Agency, Inc. will rely upon the truth of the statements made above.

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

Notary Public – Sign and Affix Stamp