

(Enter Name of Title Company)

TITLE AFFIDAVIT

Title No.:

State of _____ s.s.
County of _____

, being duly sworn, depose(s) and say(s):

1. I (we) reside at
2. I (we) am (are) the owners of the premises known by the street address of New York (hereinafter called "Premises") and am (are) the same person(s) as the Grantee(s) names in the deed recorded in _____ in the Clerk's/Register's Office of the County of _____.
3. A. There are no tenants in possession of the Premises being conveyed.
B. There are tenants in possession of the Premises. However, no tenant has any interest, including but not limited to a right of first refusal or an option to purchase, in the Premises other than that of a tenant.
4. I (we) have not been known by any other name during the last ten years except the following names:
5. There are no Judgments, Federal Tax Liens, Parking Violation Bureau Judgments, Environmental Control Board Judgments, Transit Adjudication Bureau Judgments or Warrants against me (us) nor have proceedings in Bankruptcy been instituted by or against me (we) in any of the above names or in any other name.
6. I (we) have read the returns in the Title Commitment listed above and none of the Judgments, Federal Tax Liens, Parking Violation Bureau Judgments, Environmental Control Board Judgments, or Warrants are against me (us), nor do they affect me (us) in any fashion. I (we) have never resided, conducted business or been connected with the mailing addresses shown therein.
7. That all current water and sewer charges and assessments have been paid to the date of closing.
8. That this Affidavit is made to induce (Enter Name of Settlement Agent) _____, as policy issuing agent of (Enter Name of Underwriter) _____ to issue a policy of title insurance covering said Premises, knowing that it will rely on the statements made herein.
9. That there has been no work done upon the subject premises by the City of New York, nor any demand made by the City of New York for any such work that may result in charges by the City of New York Department of Rent and Housing Maintenance - Emergency Services, Environmental Control Board, Hazardous Substances, the New York City Department of Health, the New York City Department of Environmental Protection, the New York City Department of Buildings (including, but not limited to permit fees billed by the Department), the New York City Fire Department (for emergency repairs, water tap closing, leaking tap or service pipe repairs or any related work, inspections, re-inspections, examinations or services rendered), and Transit Liens, notwithstanding that such charges are not liens against said premises.

Sworn to before me this _____

Notary Public