

**SELLER'S AFFIDAVIT  
FOR  
CONDITION OF TITLE**

1. The undersigned acknowledges that \_\_\_\_\_  
(Is/are) the only legal vested owner(s) of subject property, and that I/We are not aware of any Deeds, which may have been executed by Me/Us, and/or recorded against the subject property transferring all or any part of My/Our interest to any other party or entity.  
 Yes  No (list below)

\_\_\_\_\_  
(If property is held in a Family Trust, LLC, Partnership or Corporation, the undersigned is legally authorized and empowered to act on behalf of said entity, and further agrees to provide copies of any and all documents necessary to perfect title to said property, including but not limited to Trust Agreements, Partnership Agreements and/or Corporate Resolutions.)

2. The undersigned further acknowledges and declares that all of the vested owners are still living, legally competent and available to execute any and all required legal documents to full fill the terms upon sale of subject property.  
 Yes  No (list below, Names of Deceased or Protected Person)

3. Has the martial status of any vested owner changed since acquiring title, or has any vested owners been married to any other individual?  
 Yes (list below Names, Dates of Marriage, Dates of Divorce)  No

4. Are you aware of any litigation, or have you filed Bankruptcy, or intend to file Bankruptcy, or aware of any other adverse claim on the title to subject property?  
 Yes (list Attorney)  No  
Attorney's Name \_\_\_\_\_  
Attorney's Phone # \_\_\_\_\_

5. To the best of your knowledge, are there any works of improvement presently underway, or has there been any such work performed in the last 6 months, or have you contracted to have any work commence during the term of this Listing Agreement?  
 Yes (List below)  No

6. Are you aware of any leases, easements, rights of way, encumbrances, boundary disputes, or rights of others to use the subject property?  
 Yes (List below)  No

7. Are you aware of any mechanics liens, state or federal tax liens or land contracts affecting the subject property, or any monetary judgments or child support liens which may affect Your ability to deliver marketable title to the subject property?  
 Yes (List below)  No

8. Are you aware of any Mortgages or Deeds of Trust outstanding against the subject property including but not limited to Home Equity Lines of Credit, loans for pool, water softener, alarm systems, or other property improvements?

Yes (List below)  No

Lender Name \_\_\_\_\_ Loan Number \_\_\_\_\_

Lender Name \_\_\_\_\_ Loan Number \_\_\_\_\_

9. The following are additional matters that affect the subject property:

SID/LID  Yes  No

CIC/HOA  Yes  No

Name of HOA \_\_\_\_\_

Contact Info \_\_\_\_\_

Name of HOA \_\_\_\_\_

Contact Info \_\_\_\_\_

Additional Items

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

The undersigned authorizes Real Estate Broker and/or Escrow Agent to obtain any and all payoff information in connection with any matters affecting title to the subject property, including but not limited to Deeds of Trust, HELOC's, HOA information, Judgments, etc.

Seller signature: \_\_\_\_\_

Print name: \_\_\_\_\_

SS#: \_\_\_\_\_

Seller signature: \_\_\_\_\_

Print name: \_\_\_\_\_

SS#: \_\_\_\_\_

Seller signature: \_\_\_\_\_

Print name: \_\_\_\_\_

SS#: \_\_\_\_\_