



Seller's Affidavit for  
Condition of Title

For (Address) \_\_\_\_\_

1. The undersigned acknowledges that I/we am/are the only legal vested owner(s) of the subject property, and that I/we are not aware of any deed, 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. If the property is held in a family trust, partnership, LLC, corporation or any other entity, the undersigned is legally authorized and empowered to act on behalf of said entity, and further agrees to provide copies of any and all document necessary to perfect title to said property, including, but not limited to trust agreements, partnership agreements, power of attorneys and/or corporate resolutions.

a. The owners of the subject property are:

i. \_\_\_\_\_

ii. \_\_\_\_\_

iii. \_\_\_\_\_

iv. \_\_\_\_\_

2. Are all the vested owners of the subject property still living, legally competent and available to execute any and all required legal documents to fulfill the terms upon sale of the subject property?

\_\_\_\_\_ a. If no, list the names of any deceased or incompetent/protected persons with vested ownership.

i. \_\_\_\_\_

ii. \_\_\_\_\_

3. Has the marital status of any vested owner in the subject property changed since acquiring title, or has any vested owner been married to another individual? \_\_\_\_\_

a. If no, list the names, dates of marriage/divorce

i. \_\_\_\_\_

ii. \_\_\_\_\_

4. Are you aware of any litigation or have you or any vested owner of the subject property filed bankruptcy, or intend to file bankruptcy, or are you aware of any adverse claim on the title of the subject property? \_\_\_\_\_

a. If yes, list the attorney(s) by name and contact information

i. \_\_\_\_\_

ii. \_\_\_\_\_

5. Are you aware of any mechanic's liens, state or federal tax liens, land contracts, options, easements, leases, rights of way, encumbrances, boundary disputes or rights of others to use the subject property? \_\_\_\_\_
- i. \_\_\_\_\_
- ii. \_\_\_\_\_
6. 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 improvements, etc.? \_\_\_\_\_
- a. Lender Name \_\_\_\_\_
- i. Contact phone Number \_\_\_\_\_
- ii. Loan Number \_\_\_\_\_
- iii. (Note: Please attach copy of statement)
- b. Lender Name \_\_\_\_\_
- i. Contact phone Number \_\_\_\_\_
- ii. Loan Number \_\_\_\_\_
- iii. (Note: Please attach copy of statement)
- c. Lender Name \_\_\_\_\_
- i. Contact phone Number \_\_\_\_\_
- ii. Loan Number \_\_\_\_\_
- iii. (Note: Please attach copy of statement)

The undersigned authorizes Rosen & Company West, Jay C. Rosen and \_\_\_\_\_ 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 (CIC) Information, judgements, etc.

Owner's Signature \_\_\_\_\_ Social Security Number \_\_\_\_\_

Printed Name \_\_\_\_\_ Date \_\_\_\_\_ Phone# \_\_\_\_\_

Email \_\_\_\_\_ Mailing Address \_\_\_\_\_

Owner's Signature \_\_\_\_\_ Social Security Number \_\_\_\_\_

Printed Name \_\_\_\_\_ Date \_\_\_\_\_ Phone# \_\_\_\_\_

Email \_\_\_\_\_ Mailing Address \_\_\_\_\_

Owner's Signature \_\_\_\_\_ Social Security Number \_\_\_\_\_

Printed Name \_\_\_\_\_ Date \_\_\_\_\_ Phone# \_\_\_\_\_

Email \_\_\_\_\_ Mailing Address \_\_\_\_\_