

AFFIDAVIT IN CONNECTION WITH REAL PROPERTY LAW 265-A HOME EQUITY THEFT PREVENTION ACT

(Seller's Affidavit)

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

Title No.: _____
Exception No.: _____
Dated: _____
Premises: _____

_____, being duly sworn does depose and say:

1. I/we reside at _____.

2. I am/we are the owner(s) of the Real Property known as _____
_____ (the "Real Property")
and I am/we 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. I am/we are not in default of any mortgage affecting the Real Property by reason of there being 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.

I/we give this affidavit knowing that Eagle Abstract Corp. and its underwriter Fidelity National Title Insurance Company will rely upon the truth of the statements made above in issuing its policy of title insurance.

Sworn to before me this _____
day of _____, _____

Notary Public

