

AFFIDAVIT OF TITLE (New York City)

TITLE #: _____

DATE: _____

State of New York)
County of) ss:

_____ and _____ Residing at _____
being duly sworn, deposes
and says:

1. That (I am/we are) (the/a) (owner) (shareholder/member/partner of _____), the (grantor/mortgagor/lessor) executing the (deed/mortgage/lease) of the property known as _____ to _____.
2. There is (are) presently () tenant(s) in said premises. Said tenant(s) is (are) in possession under written lease containing a standard subordination clause fully and unconditionally subordinating said lease to all existing and future mortgages. There are no options to purchase or rights of first refusal either pursuant to written leases or by separate agreements.
3. That deponent(s) is/are the same person(s) which acquired title to the premises herein by deed recorded in the _____ County Register's Office on _____ in Liber/Reel _____ page _____ or as CRFN _____.
4. I/We have not been known by any other name for the past ten (10) years, except as _____.
5. Deponent(s) agree(s) to indemnify the above Title Co. for and loss, cost of damage, for any unpaid vault charge(s) which may have been or may be levied by the City of New York.
6. Real Estate Taxes, water charges, sewer rents and other assessments, if any, shown on the tax search as "subject to collection" have been paid.
7. There are no Judgments, Federal Tax Liens, Parking Violation Judgments Environmental Control Board Liens, Environmental Control Fire Liens, Transit Adjudication Liens, or any other liens against deponent in any jurisdiction nor are there any liens, executions, notices of attachments for the benefit of creditors against me or proceedings in bankruptcy court against me.
8. None of the judgments, federal tax liens, parking violation judgments, environmental control board lien, environmental control board fire liens, transit adjudication liens, or state tax warrants, set for in Exception(s) _____ are against deponent(s). Deponent has (have) never resided or maintained an office at any of the addresses in the federal tax liens, parking violation judgments, environmental control fire liens, transit adjudication liens, state tax warrants listed above.
9. Neither the mortgagor or any person or entity "related" to the mortgagor, including the person or entity executing the mortgage, has within the prior twelve months executed a mortgage on other property within the City of New York. (Strike this paragraph if the property being mortgaged is other than a one-to-three family residence or