

AFFIDAVIT OF TITLE

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and states under oath as follows:

1. **AFFIANT.** Affiant resides at _____ and makes this Affidavit of Title ("Affidavit") in connection with the sale, transfer, or conveyance of the property described below (the "Property").

2. **DESCRIPTION OF PROPERTY.** The Property that is the subject of this Affidavit is described as follows (check one):

☐ - **Real Property.** The Property is real property located at _____ and legally described as: _____.

☐ - **Vehicle.** The Property is a vehicle described as:

- Year: _____
- Make: _____
- Model: _____
- Vehicle Identification Number (VIN): _____

☐ - **Other Personal Property.** The Property is personal property described as: _____

3. **OWNERSHIP AND AUTHORITY.** Affiant is the sole legal and equitable owner of the Property and has full right, power, and authority to sell, convey, transfer, and encumber the Property, without the joinder or consent of any other person.

4. **TITLE FREE OF LIENS AND ENCUMBRANCES.** With respect to liens, mortgages, deeds of trust, security interests, judgments, and other encumbrances against the Property (check one):

☐ - **No Exceptions.** There are no liens, mortgages, deeds of trust, security interests, judgments, or other encumbrances of any kind against the Property.

☐ - **Exceptions Listed Below.** The Property is subject to the following liens, mortgages, deeds of trust, security interests, judgments, or other encumbrances:

5. NO BANKRUPTCY OR INSOLVENCY PROCEEDINGS. Affiant has not filed for bankruptcy, is not currently a debtor in any pending bankruptcy proceeding, and is not insolvent. No receiver, trustee, or similar official has been appointed with respect to Affiant or the Property, and no assignment for the benefit of creditors has been made affecting the Property.

6. NO PENDING OR THREATENED LITIGATION. There is no lawsuit, action, arbitration, or other legal or administrative proceeding pending or, to Affiant's knowledge, threatened, that affects title to, or the right to possess or convey, the Property.

7. POSSESSION. With respect to possession of the Property (check one):

☐ - **Sole Possession.** Affiant is in sole and exclusive possession of the Property, and no other person has any right of possession, tenancy, or occupancy of the Property, whether by recorded or unrecorded lease, contract, or other arrangement.

☐ - **Possession Subject to the Following.** The Property is occupied or possessed, in whole or in part, by the following person(s) under the following arrangement(s):

8. TAXES AND ASSESSMENTS. All real property taxes, assessments, and other governmental charges affecting the Property that are currently due and payable have been paid in full, except as follows:

9. RELIANCE AND INDEMNIFICATION. Affiant makes this Affidavit knowing that it will be relied upon by any person or entity acquiring an interest in the Property or insuring title to the Property, including any purchaser, lender, or title insurance company (each, a "Relying Party"). Affiant agrees to indemnify and hold each Relying Party harmless from and against any loss, cost, or damage, including reasonable attorney's fees, arising from any material misstatement contained in this Affidavit.

Affiant's Signature: _____ **Date:** _____

Print Name: _____

STATE OF _____
COUNTY OF _____

Subscribed and sworn to (or affirmed) before me this _____ day of
_____, _____, by _____,
who (check one):

- ☐ - Is personally known to me, or
☐ - Has produced _____ as identification.

Notary Public Signature: _____

Print Name: _____

My Commission Expires: _____
