

RESIDENTIAL OWNER/SELLER AFFIDAVIT

(to induce sale of and/or loan on premises and title insurance coverage)

STATE OF VIRGINIA
COUNTY OF HENRICO

SS

The undersigned, being first duly sworn on oath, depose(s) and say(s):

1. THAT Affiant(s) is/are the record titleholder(s) of the property known and described as follows:
5 properites in Henrico VA
2. As to Mechanics' liens: THAT at no time within 120 days of the date hereof has any work, services, or labor been done, or any fixtures, apparatus or material been furnished in connection with, or to, the said premises, except such material, fixtures, work, apparatus, labor or services as have been fully and completely paid for; that there is no indebtedness to anyone for any labor, fixtures, apparatus, material, services, or work done to, upon, or in connection with, the sale premises; that there is no claim or indebtedness; that there is no mechanics' lien claim against said premises, whether of record or otherwise;
3. As to contracts and conveyances: THAT no agreement or contract for conveyance, or deed, conveyance, written lease, or writing whatsoever, is in existence, adversely affecting the title to said premises, except that in connection with which this affidavit is given;
4. As to possession: THAT there are no parties in possession of said premises other than the undersigned;
5. As to judgments: THAT no judgment or decree has been entered in any court of this State of the United States against said Affiant(s) and which remains unsatisfied; THAT no proceedings in bankruptcy have ever been instituted by or against Deponent(s) in any court, or before any officer of any state;
6. As to marital status: THAT the undersigned is/are single/married (if married and spouse is joining in subject deed/deed of trust, spouse must also join herein);
7. As to taxes and assessments: THAT there are no unpaid or delinquent real estate taxes or assessments against said premises; further, that there are no unpaid or delinquent water or sewer service charges against said premises;

Also, that the undersigned has not/have not received notice, nor know of any recent or future planned improvements (such as street paving, sidewalks, street lighting, surface drainage, etc.) that will or might result in a special assessment against this property;
8. THAT this Affidavit is made to induce the purchase or and/or a loan secured by the premises described herein and the issuance of a title insurance policy relating to same; and
9. THAT Affiant(s) further state(s) that he/she/they is/are each familiar with the nature of an oath; and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant(s) further certify that he/she/they has/have heard read to Affiant(s) the full facts of this Affidavit, and understand its contents.

RESIDENTIAL OWNER/SELLER AFFIDAVIT

(Continued)

FURTHER YOUR AFFIANT(S) SAYETH NAUGHT

First Pavilion Partners

BY: _____

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO before me this _____ day of _____,
_____.

My Commission Expires:

Notary Public