

Guardian Title Agency
7400 E Orchard Rd, Suite 140 S
Greenwood Village, CO 80111
(303) 771-3322

PURCHASER'S AFFIDAVIT AND INDEMNITY

UNDERWRITER: STEWART TITLE GUARANTY COMPANY
PURCHASER(S): TEST TEST
FILE NO.: 3117221-08891
PROPERTY ADDRESS: 123 TEST St, Aurora, CO 80014
LEGAL DESCRIPTION: PLEASE DO NOT RECORD THIS FAKE LEGAL DESCRIPTION

The undersigned Purchaser(s) (if more than one, each jointly and severally) ("Purchaser") of the above described Property, makes following statements, declarations, representations and warranties to and to STEWART TITLE GUARANTY COMPANY in connection with the issuance of the above referenced commitment for title insurance ("commitment") and in connection with the transaction Guardian Title Agency, LLC is closing, to-wit.

_____ **TITLE REVIEW:** Purchaser has reviewed the title commitment referenced hereinabove for purposes of executing this Affidavit and Indemnity.

_____ **MECHANICS' LIENS:** Purchaser warrants and represents that it has not contracted for, ordered, or agreed to the supplying of any labor, materials or construction-related services for construction for improvements on the Property, or for remodeling, renovation, repair or other maintenance or construction of any improvements located on said Property except as set forth in the Commitment and in paragraph 5.

_____ **RIGHT OR CLAIMS:** Purchaser warrants and represents that it has not contracted for any right, interest, lien, or other maintenance or construction of any improvements located on said Property except as set forth in the commitment and in paragraph 5.

_____ **RELIANCE:** Purchaser understands and agrees that and Stewart Title Guaranty Company will rely on the declarations, representations, statements and warranties herein to close the transaction of which this affidavit is a material part and to issue a policy or policies of title insurance on the Property, and Purchaser agrees to indemnify and hold harmless and Stewart Title Guaranty Company from and against any and all loss or damage they or either of them may sustain including, but not limited to, reasonable attorney's fees and all court costs should any of the statements, declarations, representations and warranties herein be incorrect.

_____ **EXCEPTIONS:**

- ☐ There are no exceptions to the above statements.
- ☐ The only exceptions to the above statements are: < - Enter Information >

IN WITNESS WHEREOF, the Purchaser(s) TEST TEST has(have) executed this affidavit.

Date: _____

TEST TEST