

**SELLER'S AFFIDAVIT
LIEN RELEASED FOR LESS THAN FULL AMOUNT DUE**

STATE/Commonwealth of _____
County/City of _____

The undersigned affiant or affiants (collectively, "Affiant") deposes and says the following in order to induce _____ (Settlement Agent) and _____ (the "Title Insurer") to insure this transaction. Affiant is/are the sole owner(s) of the following property (the "Property".)

Property Description:

1. Affiant has executed a deed conveying the Property; such deed is intended as an absolute transfer of title to the Property; such deed is not and shall not be deemed as a mortgage, trust conveyance or security of any kind. The grantee is a bona fide purchaser and has paid to Affiant the market value of the Property. Affiant retains no rights or benefits in and to the Property and is not acting under any misapprehension as to the effect of this conveyance. Affiant has acted freely and voluntarily; Affiant has not and is not acting under coercion or duress.
2. Affiant has surrendered possession of the Property to the grantee in the deed. There exist no written or oral agreements among the parties or circumstances such as a lease, a leaseback or any options or rights to repurchase the Property.
3. Upon completion of this transaction, Affiant will be able to pay any remaining debts as they become due and Affiant has no other creditors whose rights would be prejudiced by the subject conveyance. There is no pending bankruptcy or an assignment for the benefit of creditors. Any previous bankruptcies have been discharged and closed.
4. There is no pending foreclosure of the Property, any foreclosure proceedings, which might have been instituted, have been cancelled, fully disclosed, and all fees and expenses have been paid or are being collected as a part of this transaction.
5. Affiant understands that a creditor or creditors have agreed to accept less than the full amount of indebtedness due and will release their liens in order to facilitate this transaction. Such creditor or creditors may continue to pursue the Affiant for the remainder due and owing to them.

Affiant acknowledges that any fees, expenses or charges of any kind incurred by the Settlement Agent and Title Insurer in connection with obtaining a full and complete release of all liens on the Property shall be the responsibility of the Affiant. Affiant indemnifies and holds the Settlement Agent and Title Insurer harmless for all such costs. This affidavit is given to induce the Settlement Agent and Title Insurer to issue its policy or policies of title insurance with full knowledge that it will be relying upon the accuracy of the matters set forth herein.

Signature

Signature

Sworn, subscribed and acknowledged before me this _____

day of _____, 20____.

Commission expires:
Registration Number: _____

Notary Public