

AFFIDAVIT OF PARTIES OF SALE OF

[ADDRESS]

State of Virginia )

County of Prince William )

We, the undersigned parties to the sale transaction for the above-referenced property, do hereby swear and affirm that we understand the following:

1. The Seller's loan(s) are not being paid off; rather, monthly payments are being assumed by the Purchaser.
2. This assumption of Seller's monthly mortgage payments is being made without the knowledge and consent of Seller's lender(s).
3. In accordance with the "due on sale" clause of the Deed(s) of Trust securing Seller's loan(s), Seller's lender(s) can demand full payment for the entire loan balance(s) and any other sums that are due from the Seller, who will remain as the borrower under Seller's Loan(s).
4. If Purchaser fails to make timely mortgage payments, Seller's credit may be adversely affected.
5. If Purchaser fails to make mortgage payments altogether, Seller's lender(s) may elect to foreclose and may pursue a deficiency judgment.
6. We have had the opportunity to seek independent legal counsel for this matter. No legal counsel has been given by employees of [settlement company].

FURTHER AFFIANTS SAYETH NAUGHT.

PURCHASER:

[Entity]

By: \_\_\_\_\_  
[Name, Title]

SELLER:

\_\_\_\_\_  
[Name]

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME THIS [date].

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_