

**AFFIDAVIT OF TITLE
ALL NEW YORK TITLE AGENCY, INC.**

STATE OF NEW YORK)
) ss. :
COUNTY OF) Title No. _____

_____, being
duly sworn, depose (s) and says:

1. THAT I (We) reside at : _____
and am, this conveying/mortgaging premises known as _____

_____ described in the Title Report of **All New York Title** as agent for
_____ Title Insurance Company.

2. THAT there are presently _____ Tenants in said premises. Each of said tenants either (a) is in possession under a lease containing a standard subordination clause fully subordinating said lease to all existing and future mortgages, or (b) is a statutory tenant. No tenant holds any option to purchase nor right of first refusal granted to them nor any unrecorded conveyance. There are no other persons or parties in possession other than as aforesaid.

3. THAT there are no street vaults adjoining or in front of said premises.

4. THAT no work has been done upon the premises by the City of New York nor have any demands been made by the City of New York for any such work that may result in charges by the New York City Department of Rent and Housing Maintenance and Emergency Services or charges by the New York City Department of Environmental Protection for Water Tap closings or any related work, or for charges by the New York City Department of Health or for charges by the New York City Department of Buildings.

5. THAT I (We) have not been known by any other name for the past 10 (ten) years except _____

6. THAT there are no judgments or liens filed against me (Us) or the premises herein in any court of this State or any other State.

7. THAT there are no Federal or State Tax claims or liens assessed or filed against me (Us) in this State or any other State.

8. THAT no proceeding in Bankruptcy has ever been instituted by or against me (Us) in any court or before any officer of any State or of the United States nor have I (We) at any time made an assignment for the benefit of creditors, nor any assignment, now in effect, or the rents of said premises or any part thereof.

9. THAT I (We) have carefully examined the judgments/liens/federal tax liens/state tax warrants/parking violations listed in Objection (s) Nos. (s) _____ in above mentioned reports, and state that are not against me)Us) , but against a person (s) of the same or similar name. I (We) have never lived at, done business at, nor had a motor vehicle registered at those addresses shown.

10. THAT I (We) am the same person as the grantee in deed recorded in Liber/Reel _____, page _____.

11. (For Nassau/Suffolk property only) THAT I (We) have received no notice to install or repair sidewalks/curbs on premises.

12. THAT I (We) am seized of said premises in fee simple and THAT I (We) have not done or suffered anything to be done whereby the said premises have been encumbered in any way whatever, except as hereinafter set forth.

13. THAT the _____ taxes have been paid in full and there are no penalties, late charges, special assessments or other charges due in relation to these tax items. If, for any reason these tax items have not been paid, I (We) agree to hold harmless and indemnify ALL NEW YORK TITLE and its underwriter, their successors and/or assigns for the payment thereof along with any penalties, late charges, interest, special assessments or other charges which have accrued to pay all such charges promptly.

THAT this Affidavit is executed to induce **ALL NEW YORK TITLE AGENCY**, as agent for _____ TITLE INSURANCE COMPANY to issue its policy of title insurance covering the premises free and clear of the aforesaid, knowing that it will rely upon the statements herein made.

Sworn to before me this
_____ day of _____, 20 ____

Notary Public