How to Complete Your California Owner's Affidavit

Owner's Affidavit (Title Affidavit, California)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. Title companies ask sellers and borrowers to swear to facts about possession, unpaid work, and liens before issuing title insurance at closing.

1. **Swear before a notary**
   Sign under oath before the notary with a current, government-issued photo ID.

After It's Signed

- Give it to the title or escrow company. Ask whether they need their own version.

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SCAN TO BOOK

Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm has attorneys licensed in California, Nevada, and other states. Phone and video consultations are available. **(916) 504-0529** · **www.gavrilovlaw.com**

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YOUR FORM BEGINS ON THE NEXT PAGE

OWNER'S AFFIDAVIT

Title Affidavit, California

Name of affiant

Address

Property address and tax parcel number

being first duly sworn (or affirming), states under penalty of perjury under the laws of the State of California:

1. I am the owner (or authorized representative of the owner) of the property above and am in possession of it. No one else has any right to possess it, except tenants under these leases (or "None"):

Tenants

2. No labor, services, equipment, or materials have been furnished to improve the property within the last 90 days that have not been paid in full, and no one has a right to record a mechanics lien against it.
3. There are no unpaid taxes, assessments, judgments, liens, or mortgages on the property except those shown in the title commitment, and no pending lawsuits, bankruptcies, or proceedings affecting it.
4. Exceptions (write "None" if none):

5. I make this affidavit so that the title insurer and buyer or lender may rely on it.

Affiant's initials: _____

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Date

X

Affiant

Printed name

CALIFORNIA JURAT

STATE OF CALIFORNIA)
COUNTY OF) **ss.**
)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Subscribed and sworn to (or affirmed) before me on this day

of (month, year)

by (name(s) of affiant)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

X

Notary Public

(Notary seal)

Notary's printed name

Title (Notary Public, State of California)

My commission expires

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