How to Complete Your Colorado Owner's Affidavit

Owner's Affidavit (Title Affidavit, Colorado)

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.

Need a Notary? We Come to You.

Homes • Hospitals • Care Facilities • Offices • Available Anytime
Mobile notary and apostille services.

Colorado-Commissioned Notaries

SCAN TO BOOK

Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm, 18 N. Sierra Madre St., Suite D, Colorado Springs, CO 80903. Attorneys licensed in California, Nevada, and other states. Phone and video consultations are available. **(719) 419-9777** · **www.gavrilovlaw.com**

This form is provided as a free convenience. First Choice Mobile Notary & Apostille is not a law firm, and a notary public who is not an attorney cannot give legal advice or help you decide what to write on this form. These instructions are general information only and are not legal advice. If you have questions about your situation, consult a licensed Colorado attorney. © 2027 First Choice Mobile Notary & Apostille. All rights reserved. This form may be filled in and printed for personal use; it may not be copied, altered, or redistributed for commercial purposes.

YOUR FORM BEGINS ON THE NEXT PAGE

OWNER'S AFFIDAVIT

Title Affidavit, Colorado

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 Colorado:

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, or materials have been furnished to improve the property that have not been paid in full, and no one has a right to record a mechanic's lien against it under C.R.S. 38-22-101 et seq.
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: _____

© 2027 First Choice Mobile Notary & Apostille • (866) 828-6856 • firstchoicemobilenotary.com

Date

X

Affiant

Printed name

JURAT

STATE OF COLORADO)
)
COUNTY OF) **ss.**

Signed and sworn to (or affirmed) before me on

(date)

by (name of affiant)

X

Notary Public

(Notary seal)

Notary's printed name

Notary ID number

My commission expires

© 2027 First Choice Mobile Notary & Apostille • (866) 828-6856 • firstchoicemobilenotary.com