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How to Complete Your Georgia Seller's Affidavit of Title

Owner's Affidavit • State of Georgia

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

About this form. A seller's (owner's) affidavit is a **sworn statement about the property's title** that closing attorneys, lenders and title insurers rely on when real estate is sold or refinanced. It confirms who owns the property, what loans and liens exist, and that contractors and taxes have been paid. It is commonly used for private sales, out-of-state sellers and mail-away closings.

1. **Identify the property**
   Enter the address, parcel ID and the vesting deed reference, plus the buyer or lender and closing date if known.
2. **Read every statement**
   Fill in the blanks for tenants, existing loans, other names and marital status. Write "none" where nothing applies. Use the exceptions box for anything that is not accurate as written.
3. **Sign before a notary**
   You swear to these statements, so sign only in front of the notary. Every owner who is selling should sign. Bring a current government-issued photo ID. **Selling from out of town? Our mobile notary can complete your closing package where you are.**

Signing requirements: Signed and sworn by each seller before a notary public.

After It's Signed

- Return the original to your closing attorney or title company with the rest of your closing documents. Keep a copy.

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Have questions about your Affidavit of Title? To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**.

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SELLER’S AFFIDAVIT OF TITLE

Owner’s Affidavit • State of Georgia

STATE OF GEORGIA
COUNTY OF

Personally appeared before me, the undersigned officer duly authorized to administer oaths,

Name(s) of seller / owner (affiant)

who, being first duly sworn, deposes and says that the affiant is the owner of the following property (the “Property”):

Street address of the Property

Tax parcel ID

Brief legal description or reference to vesting deed (Deed Book / Page / County)

Buyer / lender (if known)

Closing date

and that, to the best of the affiant’s knowledge and belief:

1. Title and possession. The affiant has good and marketable title to the Property and is in sole and peaceable possession of it. No other person has any interest in or right to possession of the Property, except tenants listed here: _____.

2. Liens and loans. There are no deeds to secure debt, mortgages, judgments, tax liens, or other liens on the Property except: _____. All such loans will be paid in full at closing unless assumed by the buyer.

3. Improvements and contractors. No labor, services or materials have been furnished to the Property within the past 95 days that have not been paid for in full, and no notice of contest of lien or claim of lien has been received.

4. Taxes and assessments. All ad valorem taxes, special assessments and homeowners’ or condominium association dues due and payable have been paid, except as prorated at closing.

5. Boundaries and disputes. The affiant knows of no boundary line disputes, encroachments, unrecorded easements, or pending lawsuits, bankruptcies or condemnation proceedings affecting the Property or the affiant.

6. Identity and marital status. The affiant is the same person named as grantee in the vesting deed, and has not been known by any other name except: _____. The affiant’s marital status is: _____.

7. Reliance. This affidavit is given to induce the buyer, lender, closing attorney and title insurer to complete the transaction and issue title insurance, and the affiant knows they will rely on it.

Additional exceptions or statements (optional)

Affiant’s initials: _____

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SIGNATURE OF AFFIANT(S)

Sign only in front of the notary.

X _____ _____

Signature of affiant — Date

Printed name

X _____ _____

Signature of second affiant (if any) — Date

Printed name

NOTARY JURAT

State of Georgia
County of _____

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20____, by _____ (name of affiant(s)), who proved to me on the basis of satisfactory evidence to be the person who appeared before me.

_____ (Seal)

Signature of notary public

_____

Printed name of notary public

Notary Public, _____ County, Georgia

My commission expires: _____

Notary seal

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