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How to Complete Your Ohio Owner's Affidavit

Owner's Affidavit (Title Affidavit, Ohio)

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 multiple states. Phone and video consultations are available, wherever you are. **(916) 504-0529** · **www.gavrilovlaw.com**

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YOUR FORM BEGINS ON THE NEXT PAGE

OWNER'S AFFIDAVIT

Title Affidavit, Ohio

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 Ohio:

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 file a mechanic's lien against it under R.C. Chapter 1311.
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

JURAT

STATE OF OHIO)
COUNTY OF) **ss.**
)

Sworn to (or affirmed) and subscribed before me on

(date) by (name of affiant)

An oath or affirmation was administered to the signer with regard to the notarial act.

X

Notary Public

(Notary seal)

Notary's printed name

My commission expires

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