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How to Complete a Pennsylvania Seller's Affidavit of Title

Seller's Affidavit of Title • Real estate closing affidavit

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

About this form. Title companies and buyers ask sellers to swear to facts about the property's title, such as liens, leases, unpaid contractors and lawsuits. This affidavit is commonly signed at or before a closing, including private sales without a real estate agent.

1. **Identify the property and parties**
   Use the address and parcel number from the agreement of sale.
2. **Answer each statement honestly**
   List any leases and any liens that will be paid at closing.
3. **Swear to it before a notary**
   Every seller signs under oath. Do not sign ahead of time. Bring a current photo ID.

Signing requirements: Each seller signs under oath or affirmation before a notary (jurat).

After It's Signed

- Give the original to the title or settlement company and keep a copy.

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Have questions about your Seller's Affidavit? 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

Commonwealth of Pennsylvania • Real estate closing affidavit

Affiant(s) / seller(s)

Property address

UPI / tax parcel no.

Municipality

County

Buyer / lender

The affiant(s), being duly sworn (or affirmed) according to law, depose and say that, to the best of the affiant’s knowledge, information and belief:

1. The affiant is the owner of the property described above and has owned it since the date shown below; the affiant’s possession has been peaceable and undisputed.

Date of acquisition

2. No one other than the affiant has any right to possess the property, except under the following leases or tenancies (if none, write “none”):

3. There are no mortgages, judgments, liens, or other encumbrances on the property except those listed below, which will be paid at or before closing:

4. No labor, services or materials have been furnished to improve the property within the past six months that have not been paid in full, and no mechanics’ lien claims have been filed or threatened.

5. There are no pending lawsuits, bankruptcies, divorces, judgments or tax liens against the affiant that could affect title to the property.

6. There are no unrecorded easements, agreements of sale, options or rights of first refusal affecting the property, and no violations of municipal codes or zoning have been noticed to the affiant.

7. All real estate taxes, municipal assessments, water, sewer and trash charges due and payable have been paid or will be paid at closing.

8. The affiant is not a “foreign person” as defined in Section 1445 of the Internal Revenue Code.

The affiant makes this affidavit to induce the buyer, lender and title insurer to complete the transaction, knowing they will rely on it, and understands that false statements are subject to the penalties of 18 Pa.C.S. § 4904.

X

Affiant signature

Date

X

Affiant signature

Date

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JURAT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

Signed and sworn to (or affirmed) before me on _____ (date) by _____ (name(s) of individual(s) making statement).

X _____
Signature of notarial officer

_____
Title of office (e.g., Notary Public)

_____ _____
My commission expires Commission number

(Notary seal)

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