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How to Complete Your Utah Owner's Affidavit

Owner's Affidavit (Title Affidavit, Utah)

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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Utah-Commissioned Notaries

SCAN TO BOOK

Need legal advice about this Utah document? Gavrilov & Brooks Law Firm has a Utah-licensed attorney, with attorneys licensed in other states as well. 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, Utah

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 Utah:

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 preconstruction or construction lien against it under Utah Code Title 38, Chapter 1a.
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 UTAH)
COUNTY OF) **ss.**
)

Subscribed and sworn to (or affirmed) before me on

(date)

by (name of affiant)

X

Notary Public

(Notary seal)

Notary's printed name

Commission number

My commission expires

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