



Commercial Title Affidavit

Owner/Seller
Revised 08-24-2023

Commitment Number:

Owner:

Property Address:

The undersigned being first duly sworn on oath deposes and states that to the best of their knowledge and belief with respect to the land described in the above listed Commitment (the "Land") that:

1. Within the last 90 days:
 - (a) Has any labor, service, or material been furnished to improve the Land or to rehabilitate, repair, refurbish, or remodel the building(s) situated on the Land?
 No Yes, as follows: _____
 - (b) Have any goods, chattels, machinery, apparatus, or equipment been attached to the Land, or the building(s) thereon, as fixtures?
 No Yes, as follows: _____
 - (c) Have any contracts been entered into for the furnishing of labor, service, material, machinery, apparatus, or equipment that are to be completed subsequent to the date thereof?
 No Yes, as follows: _____
 - (d) Have you received any notices of lien(s)?
 No Yes, as follows: _____
2. Are you aware or have you received notice of any public improvements or services that would constitute a special assessment on the Land after the date of closing (e.g., sidewalks, curbs, streets, sewer, lawn care, delinquent water bills)?
 No Yes, as follows (attach copies): _____

3. Are there any unrecorded security agreements, leases, financing statements, chattel mortgages, or conditional sales agreements regarding any appliances, equipment, or chattels that have or will become attached to the Land, or any improvements thereon, as fixtures?
 No Yes, as follows (attach copies): _____

4. Are there any unrecorded contracts or options to purchase the Land?
 No Yes, as follows (attach copies): _____

5. Are there any unrecorded leases, easements, covenants, agreements, or other servitudes to which the Land or building, or portions thereof, are subject?
 No Yes, as follows (attach copies): _____

6. Are there any persons in actual possession or claiming to have a right to possession of the Land or any part thereof, other than the Owner of the Land and/or such specific tenants described in Schedule B, Part II of the Commitment?
 No Yes, as follows: _____

7. Do any improvements located on the Land encroach across boundary lines, set-back lines, or onto any portion of the Land subject to an easement?
 No Yes, as follows: _____

8. Do any improvements (i.e., buildings, fences, walkways, driveways, eaves, drains) from adjoining property encroach onto the Land?
 No Yes, as follows: _____

9. Are you aware of any assertion being made by either the Owner of the Land or the owner(s) of adjoining property disputing the location of boundary lines?
 No Yes, as follows: _____

10. Have you obtained in the last 90 days, or will you obtain prior to closing, any mortgages, lines of credit, or bridge loans on the Land?
 No Yes, as follows: _____

11. Are there any pending lawsuits against the Owner of the Land?
 No Yes, as follows: _____

12. Has the Owner of the Land filed for bankruptcy within the last five years?
 No Yes, as follows: _____

13. The undersigned, on behalf of the Owner, has disclosed all matters based on information known or reasonably available and certify that all matters stated herein are true and accurate. The undersigned makes the above statements for the purpose of inducing Iowa Title Guaranty to issue a lender and/or owner certificate with respect to the Land. The undersigned, on behalf of Owner, hereby indemnifies and holds harmless Iowa Title Guaranty against any and all loss, costs, damages, and expenses of every kind, including, but not limited to, attorney's fees, incurred by Iowa Title Guaranty by reason of its reliance on the statements made herein.

Sign: _____
 Print Name: _____
 Title: _____

STATE OF _____, COUNTY OF _____

Signed and sworn to (or affirmed) before me on this _____ day of _____, _____,
 by _____.

 Signature of Notary Public