



Commitment Number:  
Proposed Titleholders:  
Property Address (“Property”):

**The undersigned being first duly sworn on oath (or upon affirmation) deposes and states as to the Property:**

1. I/we am/are the legal titleholder(s) of the Property and hold title as:
  - individual(s);
  - trustee(s) of the trust entitled \_\_\_\_\_, which was established for the purpose of planning the disposition of my estate; or
  - a legal entity established for the purpose of planning the disposition of my estate. I have attached the legal entity documentation verifying said purpose to this affidavit.
2. In conjunction with my purchase, I have requested an Owner Form—Iowa Title Guaranty Certificate (“Owner Certificate”) and the ALTA 49 Forgery—New Owner’s Certificate—Residential Endorsement (“the Endorsement”).
3. I acknowledge that as a condition of obtaining the Endorsement, I am required to sign up for a Property Fraud Alert (“PFA”) service if one is offered by the county in which the Property is located or by any entity in which the county participates for land record management. Once enrolled, I acknowledge that I am required to maintain enrollment throughout the duration of my ownership of the Property.
  - A PFA is not available in the county in which the Property is located, however, I understand that I am required to sign up for the service if and when it becomes available.
  - I have enrolled the property in PFA in the county in which the Property is located. I have attached evidence of my subscription to this affidavit.
4. I acknowledge that I am obligated to notify ITG of:
  - a. Any unexpected PFA alerts I receive concerning the Property; and
  - b. Any information I obtain that indicates a potentially fraudulent deed or mortgage related to the Property, regardless of whether such information is or is not obtained via a PFA service.

Any such alerts or information must be forwarded to [ITGClaims@iowafinance.com](mailto:ITGClaims@iowafinance.com) as soon as I am aware of them.

*NOTE: ITG is not a law enforcement agency, and notifying ITG of a fraud alert or potentially fraudulent activity is not a substitute for notifying local law enforcement, federal law enforcement, or your attorney, if appropriate.*

5. I acknowledge that, as of the date of this Affidavit, I have no knowledge of any attempts to obtain and/or file a forged deed and/or mortgage related to the Property.
6. I acknowledge that failure to enroll in an available PFA service, failure to immediately notify ITG of any PFA alert, and/or failure to notify ITG of any other potentially fraudulent activity may result in a denial of any claim I may make under the Endorsement.
7. **I, the Proposed Titleholder, have disclosed all matters based on information known or reasonably available to me and certify that all matters stated herein are true and accurate. I make the above statements for the purpose of inducing Iowa Title Guaranty to issue an Owner’s Certificate and the requested Endorsement with respect to the Property. I hereby indemnify and hold 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.**

**Note: All Proposed Titleholders must execute this affidavit.**

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

Email: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

Email: \_\_\_\_\_

Phone Number: \_\_\_\_\_

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

Signed and sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_,

by \_\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public