



AFFIDAVIT IN CONNECTION WITH REAL PROPERTY LAW §265-a
Home Equity Theft Protection Act
(Seller's Affidavit)

State of New York)
)ss:
County of _____)

Title No.: _____

_____ being duly sworn deposes and says:

1. I/we reside at _____.

2. I/we am/are the owner(s) of the Real Property known as _____

_____ (the "Real Property") and I/we am/are about to sell the Real
Property to _____.

3. That for purposes of compliance with §265-a of the Real Property Law (The Home Equity Theft
Prevention Act) deponent(s) states of his and/or her actual knowledge that:

a. Neither I/we am/are in default of any mortgage affecting the Real Property by reason of there
being no payments due and unpaid on any mortgage for two months or more.

b. There are no actions pending against the Real Property to foreclose a mortgage.

c. The Real Property is not shown on an active property tax lien sale list and all real estate taxes
are paid through the next lien date.

d. That I/we as seller(s) do not have a right to acquire an interest in the premises after closing, nor
does a person or entity other than the purchaser(s) have a right to acquire an interest in the
premises.

I/we give this affidavit knowing The Great American Title Agency, Inc. will rely upon the truth
of the statements made above.

Sworn to before me
this _____ day of _____, 20__

Notary Public – Sign and Affix Stamp