

COMMON EXCEPTIONS AFFIDAVIT

Title No. _____

Block:

Lot:

Premises: _____

Add'l Lot(s):

County:

State of _____)

)

County of _____) ss:

Borrower(s)/Seller(s), of full age, being duly sworn according to law, deposes(s) and say(s):

1. I am the _____ of _____, the owner of the premise known as _____
2. That _____ is the same as the grantee of said premises who acquired title by deed dated _____, recorded _____ in Liber/Reel _____ Page _____.
3. That none of the (Judgments), (Federal Tax Liens), (Parking Violation Judgments), (Environmental Control Board Liens), (State Tax Warrants), (City Tax Warrants), set forth in Exception(s) _____ and _____ in the above numbered title report are against me/it. That I have never resided or maintained an office at any of the addresses set forth in the Judgments, Federal Tax Liens, Parking Violation Judgments, State Tax warrants in Exception(s) _____ and as aforesaid mentioned.
4. That there has been no work done upon the premises described in Schedule A by the City, nor has the City made any demand for any such work that may result in charges by the New York City Department of Rent and Housing Maintenance, or charges by the New York City Department of Environmental Protection for water tap closing or any related work, whether or not such charges are liens against the property which this policy insures.
5. That no fee for an inspection, reinspection, examination or service performed by the Department of Buildings have been levied, charged, created or incurred that may become a lien on the premises described in Schedule A of the aforesaid title report. (See Section 26-128 of the Administrative Code of New York). That there are no other liens issued pursuant to the Administrative Code of the City of New York which may affect subject premises.
6. That there are no street vaults abutting the premises described in Schedule A.
7. There are presently (_____) tenants in said premises. Each of said tenants is either:
 - (a) in possession under a lease containing a standard subordination clause fully and unconditionally subordinating said lease to all existing and future mortgages, (and)(or)
 - (b) a statutory tenant.
 - (c) all persons in possession are in possession as tenants only. There are no options to purchase or rights of first refusal either pursuant to written leases or by separate agreements.
8. That there are no said tenants in said premises.
9. That I/We have not been known by any other married or maiden name within the last ten years.

That I/We make this affidavit to induce _____ to insure title to the aforesaid policy.

Sworn before me this _____ day of _____

Notary Public

(STRIKE OUT EVERYTHING THAT IS INAPPLICABLE)



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