

SELLER'S AFFIDAVIT OF TITLE

**STATE OF NEW JERSEY,
COUNTY OF**

**APPLICATION NO.
SS:**

says(s) under oath upon affirmation:

1. Representations. If only one person signs this affidavit, the words "we," "us" and "our" shall mean "I," "me," and "my". The statements in this affidavit are true to the best of our knowledge, information and belief.

2. Name, Age and Residence. We have never changed our names or used any other names. We are citizens of the United States and at least 18 years old. After today, we will live at:

3. Ownership and Possession. We are the only owners of property located at _____ called "this property".

We now sell this property to

_____ called "the Buyers".

We are in sole possession of this property. There are no tenants or other occupants of this property. We have owned this property since _____. Since then no one has questioned our ownership or right to possession. We have never owned any property which is next to this property. Except for our agreement with the Buyers, we have not signed any contracts to sell this property. We have not given anyone else any rights concerning the purchase or lease of this property.

4. Improvements. No additions, alterations or improvements are now being made or have been made to this property since _____. We have always obtained all necessary permits and certificates of occupancy. All charges for municipal improvements such as sewers, sidewalks, curbs or similar improvements benefiting this property have been paid in full. No building, addition, extension or alteration on this property has been made or worked on within the past four months. We are not aware that anyone has filed or intends to file a Notice of Unpaid Balance or a Construction Lien Claim relating to this property. No one has notified us that money is due and owing for construction, alteration or repair works on this property.

5. Liens or Encumbrances. We have not allowed any interests (legal rights) to be created who affect our ownership or use of this property. No other persons have legal rights in this property, except the rights of utility companies to use this property along the road or for the purpose of serving this property. There are no pending lawsuits or judgments against us or other legal obligations, which may be enforced against this property. No bankruptcy or insolvency proceedings have been started by or against us. We have never declared bankrupt. No one has any security interest in any personal property or fixtures included in this sale. All liens (legal claims, such as judgments) listed on the attached judgment or lien search are not against us, but against others with similar names.

6. Marital History. (check where appropriate)

We are not married or civil union partners.

We are married to each other or are civil union partners. We were married or became civil union partners on _____

The maiden/previous name of _____ was _____

The _____ property has never been occupied as the principal matrimonial/civil union residence of any of us. If it has, or if it was acquired before May 28, 1980, each spouse/partner must sign the "deed and Affidavit- NJSA. 3B:28-2,3".

Our complete marital or civil union history is listed above.

Our complete marital or civil union history is listed below under paragraph 9. This includes all marriages or civil unions not listed above, and any pending matrimonial or civil union actions. We have attached copies of any death certificates, judgments of divorce or annulment or dissolution of a civil union including any provisions in these judgments which relate to this Property.

7. Recognizances. The undersigned hereby certify that there are no recognizances filed against the undersigned as either principal or surety or against the property which is the subject of this transaction.

8. Child Support.

There are no outstanding child support orders or judgments against this deponent.

There is a child support order outstanding, Docket no. _____ against this deponent.

All payments however, are current as of this date.

9. Exceptions and Additions. The following is a complete list of exceptions and additions to the above statements. This includes all liens or mortgages which are not being paid off as a result of this sale.

The Sellers have been advised that recognizances and/or abstract or recognizances of bail are not being indexed among the records of the County Clerk/Register's office and that the Title Company, Buyer(s) and or Mortgagee will rely on the truthfulness of this statement. The undersigned hereby certifies that there are no recognizances filed against the undersigned as either principal or surety on the property which is the subject of this transaction. There are no unpaid fines or surcharges levied by the Division of Motor Vehicles.

10. Reliance. We make this affidavit in order to induce the Buyer(s) to accept our deed. We are aware that the Buyer(s), their lender, and _____ rely upon our truthfulness and the statements made in this affidavit.

Signed and affirmed to before me on

SS: _____

Print Name and Title

SS: _____