Andrew Horan
Closing and
Title Services, LLC
A New Company With A Proven History

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An Agent of First American Title Insurance Company

AFFIDAVIT BY OWNER

AHCATS File #: _____

STATE OF WISCONSIN §
§
COUNTY OF _____ §

1. OWNERSHIP:
That the undersigned is an owner of the real estate which is described in the above referenced commitment (file) and located at _____ (hereinafter called "the property").

2. SURVEY MATTERS AND ADVERSE POSSESSION:
That there is no encroachments of fences, buildings or other improvements to the property, onto any easement or onto adjoining property, and no encroachments of any fences, buildings or other improvements of adjoining premises onto the property and there are not any unrecorded easements, party walls, agreements, or rights-of-way which affect the property except as shown on the survey prepared by _____, dated _____.

3. CONSTRUCTION LIENS: (Check one)
__ That during the last six months, no work has been done and no materials have been furnished in connection with the improvement of said property. That there are no uncompleted buildings, structures or other improvements situated thereon;

__ Work has been done and/or material furnished to the property in the approximate total of $_____, and said work was completed on __/__/____. All work has been fully paid for and there are no claims or disputes regarding same. Attached is a complete list of all persons, firms or corporations which have furnished any labor or material from the beginning of construction. The full waivers of lien for every party having provided services, labor or material to the property are attached hereto and such waivers of lien are true, correct and are signed by the respective parties whose names appear on them. There is no basis on which any of the waivers may be contested or defeated.

OCCUPANCY:

4. That to owner's knowledge, the property is at present used as:

__1-4 Family Residential __Retail/Office __Manufacturing __Vacant Land
__Apartment Complex __Farm __Mixed Use __Other _____

and that these parties occupy the property:_____
(Owner, Tenants)

and the following leases affect the property:_____

5. That since the effective date of the commitment referenced above, owner has not filed bankruptcy, received notice of any pending cause of action, conveyed or encumbered the property or is currently a party to any action that could result in the filing of any judgment or lien against the property.

6. Exceptions to above statements:
_____
_____
_____

This Affidavit is given to induce **Andrew Horan Closing and Title Services, LLC** and its underwriter **First American Title Insurance Company** to issue its policies of title insurance. The undersigned hereby indemnifies **Andrew Horan Closing and Title Services, LLC** and **First American Title Insurance Company** against any loss caused by the existence of matters listed above known to the undersigned and not disclosed by this Affidavit, plus any cost, expenses, or liability, including attorney fees, arising from the enforcement of this indemnification.

OWNER:

_____ _____

_____ _____

Personally came before me this _____day of _____, 20_____, the above named _____ to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

_____
Notary Public, State of Wisconsin
My Commission Expires: _____