



IOWA TITLE GUARANTY  
COMMERCIAL

## COMMERCIAL OWNER TITLE AFFIDAVIT

Commitment No.: \_\_\_\_\_

Owner: \_\_\_\_\_

Property Address: \_\_\_\_\_

The undersigned being first duly sworn on oath deposes and states that to the best of their knowledge and belief with respect to the land described in the above listed Commitment (the "Land") that:

1. Within the last ninety (90) days:
  - a. No labor, services, or materials have been furnished to improve the Land or to rehabilitate, repair, refurbish, or remodel the building(s) situated on the Land;
  - b. No goods, chattels, machinery, apparatus or equipment have been attached to the Land or the building(s) thereon, as fixtures;
  - c. No contracts have been entered into for the furnishing of labor, service, material, machinery, apparatus or equipment that are to be completed subsequent to the date thereof;
  - d. No notices of lien(s) have been received,  
**except:** \_\_\_\_\_
2. There are no unrecorded security agreements, leases, financing statements, chattel mortgages, or conditional sales agreements regarding any appliances, equipment or chattels that have or are to become attached to the Land or any improvements thereon as fixtures, **except:** (attach copies) \_\_\_\_\_.
3. There are no unrecorded contracts or options to purchase the Land, **except:** (attach copies) \_\_\_\_\_.
4. There are no unrecorded leases, easements, or other servitudes to which the Land or building, or portions thereof, are subject, **except:** (attach copies) \_\_\_\_\_.
5. The improvements on the Land are within the boundary lines and set-back lines, if any, of the Land, **except:** \_\_\_\_\_.
6. There are no encroachments by improvements (i.e., buildings, fences, walkways, driveways, eaves, drains) from adjoining property onto the Land, **except:** \_\_\_\_\_.

- 7. There is no known assertion being made by either the undersigned, the Owner of the Land, or the owners of adjoining property against the other as to the location of boundary lines, **except:**\_\_\_\_\_.
- 8. There is no person in actual possession or claiming to have a right to possession of the Land or any part thereof other than the Owner, **except:**\_\_\_\_\_.
- 9. There are no covenants, conditions or restrictions which affect the Land, **except:**\_\_\_\_\_, which are recorded in Book \_\_\_\_, Page \_\_\_\_ of the Recorder's Office of \_\_\_\_\_ County, Iowa. There are no violations of any of the provisions of said covenants, conditions and restrictions, **except:** \_\_\_\_\_.
- 10. There is no pending lawsuit against the Owner of the Land, **except:**\_\_\_\_\_.
- 11. The Owner has not filed for bankruptcy within the last five years, **except:**\_\_\_\_\_.
- 12. The undersigned makes the above statements for the purpose of inducing Iowa Title Guaranty Commercial to issue its Lender and/or Owner Title Guaranty Certificate(s) with respect to the Land. The undersigned on behalf of the Owner agrees to indemnify and save harmless Iowa Title Guaranty Commercial from any and all loss and attorney's fees arising from claims from the inaccuracy of the above statements.

By Owner: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 \_\_\_\_\_ COUNTY ) SS.

This affidavit was signed and sworn or affirmed to before me on this \_\_\_\_ day of \_\_\_\_\_,  
 \_\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
 Notary Public

[Place Notary stamp or seal here]