

**AFFIDAVIT IN CONNECTION WITH REAL PROPERTY LAW
SECTION 265-a
HOME EQUITY THEFT PREVENTION ACT
(Seller's Affidavit)**

STATE OF NEW YORK)

ss

COUNTY OF _____)

Title No. _____

_____ being duly sworn does depose and say:

I/we am/are the owner(s) of real property known as _____
(the "Real Property") and I/we am/are about to sell the Real Property to

That, for purposes of compliance with section 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 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.

I/we give this affidavit knowing that **American Dream Abstract, Inc. and First American Title Insurance Company of New York** will rely upon the truth of the statements made above.

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

Notary Public