



# Commercial Title Affidavit

Purchaser  
Revised 08-24-2023

Commitment Number:

Purchaser:

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. Have you obtained in the last 90 days, or will you obtain prior to closing, any mortgages, lines of credit, or bridge loans on the Land?  
 No  Yes, as follows: \_\_\_\_\_  
\_\_\_\_\_
  2. Have any contracts been entered into for the furnishing of labor, service, material, machinery, apparatus, or equipment upon the Land?  
 No  Yes, as follows (attach copies): \_\_\_\_\_  
\_\_\_\_\_
  3. Are you aware of any unrecorded security agreements, leases, financing statements, chattel mortgages, or conditional sales agreements regarding any appliances, equipment, or chattels that have or will become attached to the Land, or any improvements thereon, as fixtures?  
 No  Yes, as follows (attach copies): \_\_\_\_\_  
\_\_\_\_\_
  4. Are you aware of any unrecorded contracts or options to purchase the Land?  
 No  Yes, as follows (attach copies): \_\_\_\_\_  
\_\_\_\_\_
  5. Are you aware of any unrecorded leases, easements, covenants, agreements, or other servitudes to which the Land or building, or portions thereof, are subject?  
 No  Yes, as follows (attach copies): \_\_\_\_\_  
\_\_\_\_\_
  6. Are you aware of any encroachments by improvements (i.e., buildings, fences, walkways, driveways, eaves, drains) from adjoining property onto the Land:  
 No  Yes, as follows: \_\_\_\_\_  
\_\_\_\_\_
  7. Are you aware of any 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?  
 No  Yes, as follows: \_\_\_\_\_  
\_\_\_\_\_
  8. Are there any judgments or pending lawsuits against the Purchaser of the Land?  
 No  Yes, as follows: \_\_\_\_\_  
\_\_\_\_\_
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9. Has the Purchaser filed for bankruptcy within the last five years?

No  Yes, as follows: \_\_\_\_\_

10. The undersigned, on behalf of the Purchaser, has disclosed all matters based on information known or reasonably available and certify that all matters stated herein are true and accurate. The undersigned makes the above statements for the purpose of inducing Iowa Title Guaranty to issue a lender and/or owner certificate with respect to the Land. The undersigned, on behalf of Purchaser, hereby indemnifies and holds harmless Iowa Title Guaranty against any and all loss, costs, damages, and expenses of every kind, including, but not limited to, attorney's fees, incurred by Iowa Title Guaranty by reason of its reliance on the statements made herein.

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

Signed and sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_,  
by \_\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public