



**RESIDENTIAL OWNER/SELLER AFFIDAVIT
District of Columbia**

District of Columbia, Property Address: _____.

TO WIT:

The undersigned being duly sworn deposes and says that:

I/We am/are a citizen(s) of the United States and have never been known by any name other than set out herein.

I/We am/are the owner(s) of the property herein being conveyed.

BANKRUPTCY: No proceedings in bankruptcy have ever been instituted against me/us, nor has protection under applicable bankruptcy law been applied for by the undersigned or any party in interest in the property.

JUDGEMENTS/LIENS: I/We know of no action or proceeding relating to the property which is now pending in any District of Columbia, state or federal court in the United States nor do I/we know of any state or federal judgment or any federal lien of any kind or nature whatsoever or child support lien or spousal support lien which now constitutes a lien or charge upon the property.

MARITAL STATUS: The undersigned is/are single/married (if married, spouse must join in).

MECHANICS LIENS: That no time within 120 days of the date hereof has any work, service, or labor been done, or any fixtures, apparatus or materials been furnished in connection with or to the property except such materials, fixtures, work, apparatus, labor or services as have been fully and completely paid for, that there is no claim or indebtedness to anyone for any labor, fixtures, apparatus, material services or work done to, upon, or in connection with the property, that there is no claim or indebtedness and that there is no mechanics' lien claim against the property whether of record or otherwise.

DOCUMENTS CONVEYING INTEREST TO THIRD PARTY: There are no agreements or contracts for conveyance, chattel mortgages, financing statements, conditional sales contracts, land installment contracts, security agreements, private mortgages, wrap around mortgages, retention of title agreements or personal property agreements affecting the property other than in connection with which this affidavit is given.

BUILDING CODE VIOLATIONS: I/We know of no building code violation or condemnation proceeding as to this property.

POSSESSION: That there are no parties in possession and no parties who occupy, use or reside in the property other than the undersigned. Whether or not there are parties or tenants who presently possess, occupy, use or reside in the subject property, there are nevertheless no leases that establish a right of occupancy, use, residence or possession with respect to thereto. If there had been at any time one or more leases that provided a right of occupancy, use, residence or possession with respect to the above-referenced property, that lease or those leases expired at least 120 days prior to the date hereof and have not been renewed. If there is a lease (or leases) currently in force that provides a right of occupancy, use, residence or possession with respect to the above-referenced property or any portion thereof, full copies of each such lease, as amended or renewed, is included in Exhibit "A" attached hereto. If tenants or their assignees have waived rights of purchase or rights of first refusal with respect to the subject property, or any portion thereof, arising out of TOPA, DOPA or other applicable law, full copies of those waivers are included in Exhibit "B" attached hereto."

TAXES/WATER/SEWER/ASSESSMENTS: That there are no unpaid or delinquent water/sewer bills for the property, nor are there any delinquent real estate taxes or assessments, including homeowner's and condominium owner's associations, against the property, that the undersigned has/have not received notice or know of any recent or future planned improvements (such as street paving, sidewalks, etc.) that will or might result in a special assessment against this property.

This Affidavit is given to induce WFG National Title Insurance Company to issue its policy (ies) of title insurance with full knowledge that the Company will rely upon its accuracy.

<p>_____ Owner/Seller Subscribed and sworn to before me this _____ My Commission Expires: _____ My Registration No: _____</p>	<p>_____ Owner/Seller day of _____, 20 ____. _____ Notary Public</p>
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