

THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE
BALTIMORE, MARYLAND

SURVEY AFFIDAVIT

FILE NO./NAME: _____

DATE: _____

COMMITMENT OR POLICY NO.: _____

PROPERTY: _____

This affidavit is given to induce The Security Title Guarantee Corporation of Baltimore to issue its commitment of title insurance and its final lender's policy of title insurance without a survey exception and without the necessity of the owner obtaining a new survey.

The undersigned hereby affirms to the undersigned's knowledge UNDER PENALTIES OF PERJURY, as follows:

1. That the undersigned _____ is/are the owner(s) of "the property";
2. That attached hereto and made a part of this affidavit is a survey by _____ dated _____;
3. That the survey as presented has not been altered in any detail since its completion and delivery by the surveyor;
4. That a physical examination of the property discloses no discrepancy between the property and the location survey;
5. That the undersigned has/have not built or relocated any fence, fences, driveways, walkways, buildings or accessory structures on the property since the date of the location survey;
6. That the undersigned's neighbors have not built or relocated any fence, fences, driveways, walkways, buildings or accessory structures along or adjacent to my property lines;
7. That no one is adversely holding any portion of the property and no one has claimed any portion of the property;
8. That there have been no physical changes in the boundary lines of the property as shown on the location survey;
9. That the undersigned has/have not made any alterations, enlargements, and/or additions to the exterior of the improvements as shown on the location survey;
10. No party other than the undersigned is/are in possession of all or any portion of the property above described under any unrecorded leases, tenancy at will or otherwise;
11. The undersigned has/have allowed no encroachments on the property above described by any adjoining landowners nor has/have the undersigned encroached upon any property of adjoining landowners;
12. The undersigned has/have allowed no easements, rights-of-ways, continuous driveway usage, drain, sewer, water, gas or oil pipeline or other rights of passage to others over the property above described and has/have no knowledge of such adverse rights.

EXCEPT: _____

(If none, please state "NONE")

The undersigned agree(s) that in the event The Security Title Guarantee Corporation of Baltimore shall incur any loss, cost or damage whatsoever by reason of any inaccuracy in this affidavit, the undersigned shall indemnify and hold harmless The Security Title Guarantee Corporation of Baltimore against all loss, cost, charge, liability, or expense whatsoever, including, without limitations, court costs and attorney's fees, which The Security Title Guarantee Corporation of Baltimore may sustain under its policy or policies of title insurance on account of the omission of an exception in The Security Title Guarantee Corporation of Baltimore's normal form as to matters of survey.

Owner (SEAL)

Owner (SEAL)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____
by _____ as owner/seller(s).

Witness my hand and official seal.
My Commission Expires:

NOTARY PUBLIC