**MAIL CLOSING AFFIDAVIT**

|  |  |  |
| --- | --- | --- |
| STATE OF NEW YORK | TITLE NUMBER |       |
|  |  |  |
| COUNTY OF       | PREMISES |       |

The undersigned sellers and purchasers each being duly and severally sworn, depose(s) and says:

1. That we acknowledge that we are foregoing a sit down closing and elect to close title by mail.
2. That Sellers consent to the recordation of the closing documents upon their confirmation of receipt of the total proceeds.
3. Sellers and Purchasers agree to promptly forward via overnight courier all closing documents and accompanying funds or arrange for title closer to pick up same. It is understood that the closing documents and funds are to be received by Intracoastal Abstract within 3 business days of the closing.
4. In the event it is discovered post-closing that certain documents are required or that certain documents must be re-executed Sellers and Purchasers agree to cooperate with the title company and promptly provide or re-execute any document that maybe required to complete the closing.
5. In the event Sellers and Purchasers elect to not cooperate or otherwise promptly re-execute a document post-closing, then Sellers and Purchasers agree to indemnify and hold harmless Intracoastal Abstract and its underwriter in connection with the failure to record any closing document and the failure to timely pay any transfer tax or recording fee that is due.
6. This affidavit is being made to induce Intracoastal Abstract Co., Inc. and its underwriter to issue a title policy insuring the Purchaser.

By:

Purchaser/Borrower Social Security or Federal ID #

Purchaser/Borrower Social Security or Federal ID #

By:

Seller Social Security or Federal ID #

Seller Social Security or Federal ID #

|  |  |
| --- | --- |
| FORWARDING ADDRESS      | Sworn to before me this       th day of      Notary Signature |