

AFFIDAVIT IN CONNECTION WITH REAL PROPERTY LAW
SECTION 265-a Home Equity Theft Protection Act
Equity Purchaser's Affidavit

STATE OF _____)
COUNTY OF _____) ss.:

, being duly sworn deposes and says:

1. I reside at _____
2. I am the Purchaser of the real property known as _____
("Premises") having a Tax Map Designation of _____, which Premises is
being sold subject to the terms and conditions of a contract of sale dated _____,
between _____ as Seller(s) and
_____ as Purchaser(s).
3. The sale of the Premises as described above is exempt from the provisions of Section 265-a of
the Real Property Law (Home Equity Theft Protection Act) by reason of the following (check all
that apply):
 - I will use the Premises set forth above as my primary residence.
 - I am the spouse parent grandparent child grandchild, or
sibling of the Equity Seller or such person's spouse.
 - I am purchasing the Premises from a referee in a foreclosure sale conducted pursuant
to Article 13 of the Real Property Actions and Proceedings Law for valuable
consideration.
 - The Purchaser is a non-profit housing organization or a public housing agency.
 - The purchase is by order or judgment of a Court.
 - The purchase is authorized by statute.
4. I make this Affidavit realizing that _____ and their underwriter
(jointly the "Title Companies") are relying upon, and are fully entitled to rely upon, the truth of the
statements herein contained as a basis for the issuance of their title insurance policy. I hereby agree to
protect, defend, indemnify and hold the Title Companies forever harmless from any loss, liens, claims
and costs (including, but not limited to court costs, legal fees and expenses) which the Title Companies
may incur as a result of the Title Companies reliance upon this Affidavit.

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

Notary Public

(Notary Stamp/Seal)