

date
Premises:
File No.

Seller's and Buyer's Closing Certification

The undersigned Seller (s) herein is/are the owner (s) of the premises being insured hereunder and the same person (s) as the grantee (s) in Deed Book Volume , page , Instrument Number recorded in County, Pennsylvania.

That the Buyer (s) herein is/are the purchaser (s), of the above premises and is/are executing a Bond and Mortgage to Commercial Bank & Trust of PA, in the amount of \$.00.

The Seller(s) state (s) that all structures and any improvements on the insured premises have been in place and completed for more than five (5) years.

Seller (s) state (s) that there has/have been no violation of restrictions, if any, affecting the premises and there is/are no disputes with adjoining property owners as to location of property lines or the encroachment of any improvements.

Buyer (s) state (s) that (s)he/they have viewed the premises and have no knowledge of any encroachment of any of the improvements on adjoining premises.

Buyer (s) state (s) that there is no immediate construction contemplated on the premises nor are any additions being made to the existing structures or improvements.

Seller (s) and Buyer (s) are aware that this certification is made for the purpose of inducing Commonwealth Land Title Insurance Company to issue its title insurance policy deleting the exception pertaining to matters of survey in the Loan Policy only. Both Seller and Buyer are aware that a certified survey has not been provided in this transaction and the removal or deletion of exceptions pertaining to matters of survey of the Loan Policy affords no protection to the property owner.

The parties hereto certify that the foregoing statements are true and correct to the best of their knowledge, information and belief.

WITNESS:

_____	_____
_____	_____
_____	_____
_____	_____

****Note:** If there is an existing survey of the property, a copy must be furnished to Commonwealth Land Title Insurance Company along with this signed certification.