RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47

te:		GF No	
	of Affiant(s):		
dress	s of Affiant:		
script	otion of Property:		
	County:	, Texas	
me of	of Title Company:		
	me, the undersigned notary for the State s) who after by me being duly sworn, state	of , personally appeared:	
(1)	such as lease, management, neighbor	not owners, state other basis for knowledge by Affiant(s) of the Property, , etc. For example, "Affiant is the manager of the Property for the record	
(2)	We are familiar with the Property and w	rith the improvements located on the Property.	
(3)	We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as the Title Company may deem appropriate. We understand that the proposed insured owner of the Property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner Policy of Title Insurance upon payment of the promulgated premium.		
(4)	To the best of our actual knowledge and belief, since (date of existing survey) there have been no: (a) construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures; (b) changes in the location of boundary fences or boundary walls; (c) construction projects on immediately adjoining property(ies) which encroach on the Property; or (d) conveyance, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property; EXCEPT for the following (If none, insert "none" below):		
(5)	We understand that the Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This affidavit is not made for the benefit of any other parties and this affidavit does not constitute a warranty or guarantee of the location of the improvements.		
(6)) We understand that we have no liability to the Title Company or the title insurance company that will issue the policy(ies) should the information in this affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.		
Affi	fiant	Affiant	
SW	WORN AND SUBSCRIBED this	day of , ,	
		Notary Public	

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