

FIRST AMERICAN TITLE INSURANCE COMPANY

**MAINE
COMMERCIAL
MECHANICS' LIENS AND PERSONS IN POSSESSION
AFFIDAVIT**

PROPERTY IS LOCATED AT: NY

First American Title Insurance Company (hereinafter the Company) has been asked to issue a Policy of Title Insurance which will not take exception to: (a) unrecorded matters which could be ascertained by an inspection of said property or by making inquiry of persons in possession thereof; and (b) mechanics' liens. In consideration of such insurance, and in order to induce the Company to provide such insurance, the undersigned (hereinafter the Indemnitor) agrees to and undertakes the following obligations:

1. Indemnitor agrees to indemnify the Company for any loss, cost or damage, including attorneys' fees, resulting from any mechanics' liens encumbering the property, or from any rights of tenants or parties in possession.
2. Indemnitor represents that he/she/it has no knowledge of any real estate licensee who may assert a lien against the property based on non-payment of professional services rendered by the licensee to facilitate the sale of the property.
3. In the event any lien, claim or action arises as indemnified against herein, is filed, recorded, made or commenced with respect to the property, Indemnitor shall upon written demand cause such lien, claim or action to be removed, terminated, satisfied, released or otherwise disposed of in a form and manner satisfactory to the Company.
4. If within ten (10) days after written demand, Indemnitor has unreasonably failed to cause any lien, claim or action to be removed, terminated, satisfied, released or discharged, Indemnitor agrees to reimburse and repay in full any reasonable costs and expenses incurred by the Company as a result of any reasonable action taken by the Company to extinguish such lien, claim or action.
5. Indemnitor further represents that there are no tenants or persons in possession other than the following:

Dated: _____ By: _____
Name: _____
Title: _____

Witness

STATE OF

I, _____, being duly sworn, make this my affidavit and state:

Date: _____

Affiant's Name

Subscribed and sworn to before me on this ____ day of _____, 20__ by <SIGNOR>.

Notary Public Signature

FIRST AMERICAN TITLE INSURANCE COMPANY

My Commission Expires: _____, 20__