

**SELLERS AFFIDAVIT CONCERNING PENNSYLVANIA CONDOMINIUM CONVERSION**

Penn Attorneys/Ohio Bar Title's File No: \_\_\_\_\_

Premises: \_\_\_\_\_

**COMMONWEALTH OF PENNSYLVANIA ) §**  
**COUNTY OF \_\_\_\_\_ )**

BEFORE ME, the undersigned officer, personally appeared:

("Deponent[s]"), who, being duly sworn according to law, and intending to be legally bound, depose and say that he/she/they is/are the Owner[s] of the above premises being the identical person[s] as the Grantee[s] in the Deed recorded in \_\_\_\_\_ Book \_\_\_\_\_, Page \_\_\_\_\_ /Instrument No. \_\_\_\_\_ in the Office of the Recorder of Deeds in and for \_\_\_\_\_ County, Pennsylvania.

Deponent[s] represent[s] and warrant[s] that as the Owner[s] of the subject premises and as Declarant[s] of \_\_\_\_\_ Condominiums, he/she/they are converting or has/have converted same to Pennsylvania condominiums.

Deponent[s] further represent[s] and warrant[s] that he/she/they has/have fully complied with the notice and offer for sale provisions of 68 Pa.C.S.A. §3410(a) and (b).

Deponent[s] further represent[s] and warrant[s] that if the Grantee in the proposed insured conveyance is not a former Tenant in the premises, that either:

1. The consideration paid by proposed Grantee is in an amount that is no less than, and on no more favorable terms than the price or terms offered to and declined by the prior residential tenant of the unit being conveyed hereunder, or
2. That more than 12 months elapsed from the date of the conversion notice provided pursuant to 68 Pa.C.S.A. §3410(a), to the date of the offer to convey from Grantor to proposed Grantee.

Deponent[s], for himself/herself/themselves and on behalf of all other owners of said premises by and with their full authority for so doing, make this Affidavit for the purpose of inducing: \_\_\_\_\_, Approved Attorney, to hold settlement for the conveyance of said premises, to issue an attorney's certification of title, and to make disbursement of funds arising out of said transaction.

Deponent[s] is/are aware that this affidavit is also being made for the purpose of inducing Ohio Bar Title Insurance Company to issue its title insurance policy/policies without exception for matters pertaining to the Pennsylvania Condominium Conversion.

**DEPONENT[S]:**

\_\_\_\_\_  
\_\_\_\_\_

Sworn and subscribed before me, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_