

CONSTRUCTION / IMPROVEMENTS CLOSING CERTIFICATION

(For Recently-Completed, In-Progress, or Contemplated Construction or Improvements)

Penn Attorneys' File No. _____

Address: _____

Re: _____

The undersigned parties are: Contractor or Builder **-AND-** Buyer(s) or Owners(s)

The parties hereto certify as follows **(mark one choice)**:

That all structures and improvements on the insured premises have been in place and completed since (list date of completion):

That the construction/improvements are in progress.

That the construction/improvements are contemplated and that no construction commenced or will commence prior to recording the insured mortgage.

That there is **ONE GENERAL CONTRACTOR** who has/will construct(ed) all improvements on the insured premises.

That all improvements on the insured premises are/will be totally situated thereon and do not/will not violate any restrictions or zoning and do not/will not encroach on any property or building restriction lines and that there are no encroachments of improvements from adjoining property owner(s) onto our property.

That there are no disputes with adjoining property owners as to the location of property lines or the encroachment of any improvements or contemplated improvements.

That there are no easements, or claims of easements not shown by the public records.

That the parties hereto are aware that this certification is made for the purpose of inducing Penn Attorneys Title Insurance Co. to issue its title insurance policy deleting the exceptions pertaining to matters of survey, in the Loan Policy only, without the otherwise required furnishing of a current certified survey of the insured premises, at their expense. Although they are aware that no protection is afforded the property owner(s) by the deletion of such exceptions, they agree, as consideration for said deletion, to indemnify and hold harmless Penn Attorneys Title Insurance Co. from any and all reasonable expenses and/or losses incurred as a result of the deletion of said exceptions and any subsequent claims resulting from violation of restrictions and/or encroachments of building restriction lines or property lines which would have been revealed by the furnishing of a current, accurate, as-built survey of the insured premises.

The parties hereby certify that ALL the foregoing statements are true and correct and intend to be legally bound thereby. (If ALL statements cannot be certified to, a current certified survey showing all improvements will be required.)

Must be signed by Builder and Buyer(s) OR Contractor and Owner(s).

Signed this date: _____

BUILDER:

Signature: _____

Name: _____

CONTRACTOR:

Signature: _____

Name: _____

BUYER(S):

Signature: _____

Name: _____

OWNER(S):

Signature: _____

Name: _____

Signature: _____

Name: _____

Signature: _____

Name: _____

NOTE: If there is an existing survey of the property, a copy is requested to be furnished to Penn Attorneys Title Insurance Co. along with this signed certification.