

Penn Attorneys Title Insurance Co.

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ATTORNEY'S FINAL CERTIFICATE (COMPLETE ENTIRE FORM. PLEASE DO NOT LEAVE ANY BLANKS)

For Commitment/File Number.: _____ File Name: _____

From Approved Attorney: _____

Please list names and marital status exactly as appears on the instruments of record:

The instrument(s) to be insured, which describe the property exactly as set forth in Schedule A of my Preliminary Certificate and Report on Title, is/are identified as follows:

Deed: This is to certify that marketable fee simple title to the real estate described in Schedule A of my Preliminary Certificate and Report on Title, is at the date of this certificate vested of record in _____
by Deed from _____ dated _____ and
filed for record on _____ in _____ County, Pennsylvania, _____
Book No. _____ at Page _____, Recorder's Document or Identification No.
_____.

Is the owner to be insured: Yes No

Mortgage given by _____ (Owner/s) to
_____ (Lender) dated _____ and filed for record
on _____ at _____ a.m. p.m. in _____ County, Pennsylvania,
_____ Book No. _____ at Page _____, Recorder's Document or Identification
No. _____ as recorded in the Office of the Recorder of Deeds of
_____ County, State of Pennsylvania to secure the amount of \$_____.

If **Assignment of Mortgage** is to be insured complete the following information or mark
 N/A

Assignment of Mortgage given by _____ to
_____, by Assignment of mortgage dated _____ and
filed for record on _____ at _____ a.m. p.m. in _____
County, Pennsylvania, _____ Book No. _____ at Page _____, Recorder's
Document or Identification No. _____.

GENERAL INFORMATION: (Mark "X" as applicable.)

Endorsements requested on Preliminary Report:

None 300 100 8.1 710 Other: _____

Type of Loan: FHA VA PHFA Fannie Mae Conventional
 Construction Other: _____

Type of Property: Commercial Residential Vacant
 Owner Occupied Tenant Occupied
If tenant occupied, does tenant have renewal or purchase option?
 Yes No N/A

Tax Parcel (Index) Number: _____

Property Address: _____

SUBJECT TO:

Real Estate Taxes are paid as follows:

City/Township/Borough paid through: _____;
Subject to the payment of: _____ D&P or NYDP
County taxes paid through: _____;
Subject to the payment of: _____ D&P or NYDP
School taxes paid through: _____;
Subject to the payment of: _____ D&P or NYDP

Assessments for Use Charges are paid as follows (Please indicate N/A where applicable):

Water Charges are paid through: _____;
Subject to the payment of: _____ D&P or NYDP
Sewer Charges are paid through: _____;
Subject to the payment of: _____ D&P or NYDP
Refuse Charges are paid through: _____;
Subject to the payment of: _____ D&P or NYDP
Street Light is paid through: _____;
Subject to the payment of: _____ D&P or NYDP
Fire Hydrant is paid through: _____;
Subject to the payment of: _____ D&P or NYDP
Association/Maintenance Charges are paid through: _____;
Subject to the payment of: _____ D&P or NYDP
Other: _____ is paid through _____;
Subject to the payment of: _____ D&P or NYDP

--OR--

Check if applicable: Well Septic _____

OTHER MATTERS:

The following matters shown in my Preliminary Certificate and Report on Title which are still open or have been added since the date thereof: (Refer to Schedule B and list any additional matters.)

PRIOR LIENS:

Have all prior liens been paid and **satisfied**? Yes No N/A

--OR--

Are you guaranteeing that they **WILL BE SATISFIED**? Yes No

If not, explain (please address each lien separately):

COMPLIANCE WITH REQUIREMENTS ON INTERIM BINDER:

(Refer to Schedule B-I of Commitment. Attach all required Certifications and Documentation.)

THIS IS TO FURTHER CERTIFY that the consideration for the transfer of title in the amount of \$_____ has been paid in full, and if a Loan Policy is to be issued, that all the mortgage funds have been advanced and that the mortgage is a valid first lien. This is to further certify that Deed/Mortgage hereinabove set forth is a sufficient legal conveyance of/valid first lien on the property herein referred to, subject only to the matters referred to in this Final Certificate, and you are requested and authorized to issue policy of title insurance accordingly.

THIS IS TO FURTHER CERTIFY that the description of the property in said Deed/Mortgage is the same as set forth in my Preliminary Certificate and Report on Title unless otherwise shown herein. (If there is any change in Description shown in Schedule A of Preliminary Certificate and Report on Title, attach new/revised description to this Certificate.)

MY EXAMINATION OF TITLE to said real estate was continued from the date shown in my Preliminary Certificate and Report on Title, down to (**IMPORTANT NOTE:** This must be through the date and time of recording the documents to be insured):

DATE: _____

TIME: _____

Approved Attorney: _____

Address: _____

Phone: (____) _____

Fax: (____) _____

-OR-

Approved Attorney / Original Signature

Approved Attorney's Registered PIN Number
(This number is a pre-authorized Personal Identification Number that can be used as Attorney's Electronic Signature.)