



A Division of Ohio Bar Title Insurance Company
A First American Company

900 State Street, Suite 320
Erie, PA 16501-1427
Tel: 814-454-8278 / 800-352-2216
Fax: 814-453-5983 / 800-234-2352
erie@pennattorneys.com

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 _____ or at Instrument 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 _____ Book No. _____ at
Page _____ or at Instrument No. _____ in _____ 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 _____ or at Instrument No. _____.

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

Endorsements requested on Preliminary Report:

None 300 100 8.1 710 Other: _____

900: If this coverage is requested you must provide a complete copy of all restrictions, covenants and conditions.

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

Type of Property: Commercial Residential Vacant
 Owner Occupied Tenant Occupied
If tenant occupied, how many units? _____

Tax Parcel (Index) Number: _____ Property Address: _____

SUBJECT TO:

Please answer each item: **List dates, not amounts.** Indicate **N/A** where appropriate, and for any open/unpaid items, please indicate **Due & Payable (D&P)** or **Not Yet Due and Payable (NYDP)**:

Real Estate Taxes:

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:

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: _____

Approved Attorney / Original Signature

-OR-

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