



7700 WEST BLUEMOUND ROAD • WAUWATOSA, WI 53213-3440
TELEPHONE: 414-259-5060 • FAX: 414-259-5078

CONTRACTOR'S FINAL AFFIDAVIT

Order No.: _____

State of WISCONSIN

County of _____ (County in which signed)

On this _____ of _____, _____ before me personally appeared _____, owners of the property, and _____, Prime Contractor, to me personally known, who, being duly sworn on their oaths, do say that all the persons, firms and corporations, including the Prime Contractor and all the sub-contractors, who have furnished services, labor or materials, according to plans and specifications, or extra items, used in the construction or repair of buildings and improvements on the real estate hereinafter described, have been paid in full and that such work was fully completed on or before _____ accepted by the owners, free and clear of any construction lien whatever, all such liens or claims for lien being hereby expressly waived. Affiants further say that all improvements upon said property; including the construction or repair thereof made within the last six months have been made under the supervision of _____, Prime Contractor, employed by [(him)(her)(them)] to make said improvements.

Affiant(s) further say that no unsatisfied claims for lien or payment have been made to either of the affiants by, nor is any suit now pending on behalf of, any contractor, or sub-contractor, laborer, or material supplier, and further that no chattel mortgages, condition sale contracts, security agreements, financing statements, retention of title agreements, or personal property leases have been given or are now outstanding as to any materials, fixtures, appliances, furnishings, or equipment placed upon or installed in or upon the aforesaid premises or the improvement thereon, and all plumbing, heating, lighting, refrigerating, and other equipment is fully paid for, including all bills for the repair thereof, except as follows: [(if none, state "none")]

Affiants, parties hereto, hereby request Transnation Title Insurance Company to issue its policy of title insurance upon said real estate without exception therein as to any possible unfiled construction liens, and in consideration thereof, and as an inducement therefore, said affiants do hereby jointly and severally, agree to indemnify and hold said Transnation Title Insurance Company harmless of and from any and all loss, cost, damage and expense of every kind, including attorney's fees which said Transnation Title Insurance Company shall or may suffer or incur or become liable for under its said policy now to be issued, or any reissue, renewal or extension thereof, or new policy at any time issued upon said real estate, part thereof or interest therein, arising, directly or indirectly, out of or an account of any such construction lien or liens or claim or claims or in connection with its enforcement of its rights under this agreement. All representation, agreements of indemnity and waivers herein contained shall insure also to the benefit of any party assured under and policy issued by Transnation Title Insurance Company and any action brought hereon may be instituted in the name of Transnation Title Insurance Company or said assured or both.

The real estate and improvements referred to herein are situated at _____ in the County of _____, State of Wisconsin, and described in Commitment No. _____.

This affidavit is given to induce Transamerica Title Insurance Company to issue its title insurance policy or policies.

Note: Where the premises are owned by two or more owners both should be named as affiants and both should sign. Where Corporations are involved, the names of the affiants and the signatures should be those of officers of the corporations, preferably the Presidents.

Owner - _____

Owner - _____

Prime Contractor

Subscribed and sworn to before me the day and year above written.

Notary Public

My commission expires _____

For use with corporate landowner and/or corporate contractor:

_____ a corporation of the State of _____ joins in the execution of this instrument for the purpose of adopting all the representations of fact made in the foregoing affidavit and hereby joins in all the agreements of indemnity and waivers therein contained.

Name of Corporation

Affix corporate
seal here

By: _____
President

By: _____
Secretary