

STATE OF  
COUNTY OF

### Florida Affidavit of Non-Identity

Before me, the undersigned Notary Public, appeared

(hereinafter "Affiant"), who being first duly sworn, deposes and says that he/she has personal knowledge of the facts and matters set forth herein.

1. Affiant is over the age of eighteen (18) years and currently resides at
2. [OPTION ONE] Affiant further states that he/she is executing this Affidavit for the purpose of establishing in the public records that he/she is not one and the same person as in that certain Judgment/Lien recorded in O.R. Book , Page .

[OPTION TWO FOR USE WHEN A NAME SEARCH RESULTS IN DOZENS OF JUDGMENTS] Affiant further states that there are no judgments or statutory liens against him/her of record in County.

3. Affiant is aware that grantee/lender, and are relying upon this Affidavit to issue title insurance policies without exception to the matter(s) noted above. Affiant does hereby indemnify and against any loss or damage occasioned as of reliance upon this Affidavit (including attorneys' fees and costs) caused as a result of any inaccuracies contained in this Affidavit.
4. Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements made in an Affidavit of this nature. Affiant further certifies that he/she has read this Affidavit and completely understands its contents.

Affiant has caused this Affidavit to be executed this day of , 20 .

\_\_\_\_\_  
Name:

The foregoing instrument was acknowledged before me this day of , 20 by , who is personally known to me or who has produced as identification.

\_\_\_\_\_  
Notary Public

My Commission Expires:

## **Identity of Parties**

Frequently, Agents encounter a situation where a title search report shows a judgment against a person who shares the same name with the record title holder (i.e., John Smith or Maria Rodriguez). To solve this situation, the Agent should obtain an affidavit from the record titleholder stating that he/she is not the same person named in the judgment ("Non Identity Affidavit"). The Non Identity Affidavit should not only contain an affirmative statement that the record title holder and the debtor are not the same person, but should also indicate additional facts to support that statement. For example, the Affidavit should state that the address, social security number or age of the people is different. In the event that a certain name is found on dozens of judgments, then the Non Identity Affidavit should state that no judgments of record are recorded against that person in the applicable county. For questionable transactions, please contact the Underwriting Department. A sample Non Identity Affidavit is included with these materials.