

**Certificate of Release of Mortgage
by Title Insurance Company or its Agent**

Date: _____

_____ TITLE INSURANCE COMPANY hereby
certifies the following:

1. Name of Mortgagor(s): _____
Name of Original Mortgagee: _____
Name of Mortgage Servicer (if applicable): _____
The mortgage being release hereby was dated _____, and recorded on
_____ as Instrument No. _____ (or in Book
_____, Page _____) in the Office of the Recorder of _____ County,
Indiana.
If applicable, the last Assignment of the mortgage is as follows: Assignment dated
_____ and recorded as Instrument No. _____ (or in Book _____,
Page _____) in the Office of the Recorder of _____ County, Indiana.
2. The mortgage was in the original principal amount of \$1,000,000.00 or less.
3. The person executing the certificate of release is an officer or a duly appointed agent
of a title insurance company authorized and licensed to transact business of insuring
titles to interest in real property in Indiana pursuant to Indiana Code 27.
4. The certificate of release is made on behalf of the mortgagor or a person who
acquired title from the mortgagor to all or a part of the property described in the
mortgage.
5. The mortgagee or mortgage servicer provided a payoff statement which was used to
make payment in full of the unpaid balance of the loan secured by the mortgage.
6. Payment in full of the unpaid balance of the loan secured by the mortgage was
made in accordance with the written or verbal payoff statement and was received by
the mortgagee or mortgage servicer.

7. More than sixty (60) days have elapsed since the date payment in full was sent.
8. The title insurance company or its agent sent written notice, at least thirty days (30) before executing the certificate of release, to the last known address of the mortgagee or mortgage servicer of its intention to execute and record a certificate of release.
9. The title insurance company nor its agent have not received written notice why the certificate of release should not be recorded.
9. Appointment of agent filed for record as Instrument No. _____ (or in Book _____, Page _____) in the Office of the Recorder of _____ County, Indiana.

_____ Title Insurance Company

By: _____

ACKNOWLEDGMENT

STATE OF _____)
)SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____, a duly authorized officer of _____, who acknowledged the execution of the foregoing Certificate of Release, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this _____ day of _____, 20____.

My Commission expires:

Signature: _____

Printed: _____

Resident of _____ County, Indiana