Terms of Service

Service and Fee. TrusteeFriend's $150 affidavit preparation service covers preparation of one affidavit of death or affidavit of deceased joint tenant relating to one property, based on the recorded deed, death certificate, and information you provide.

Required Documents. You must provide a complete, legible copy of the current recorded deed, including the legal description and attachments, along with the deceased owner's death certificate and any requested supporting information. A certified death certificate may be required for recording.

Eligibility and Ownership. Preparation is subject to review of the documents to determine whether this service is appropriate. An affidavit of death does not, by itself, establish survivorship rights or transfer the deceased owner's interest to another person. The ownership language in the deed and applicable law determine whether an affidavit is appropriate or whether probate, attorney assistance, or another procedure may be required.

Missing Documents and Additional Work. Obtaining recorded deeds or death certificates, researching title, resolving ownership discrepancies, and addressing probate or title defects are not included. Any additional services and charges will be disclosed for your approval before that work proceeds.

Your Review and Signature. You are responsible for providing accurate information, reviewing the prepared affidavit, and identifying any incorrect names, dates, property information, or other details before signing. The person signing must have sufficient knowledge of the facts stated and must follow the provided signing and notarization instructions.

Services Not Included. The $150 fee does not include notarization, certified death certificates, electronic recording processing, county recording fees, title searches, title insurance, probate services, or legal advice. Additional affidavits, properties, or documents may require separate fees.

Recording Fees. If you request recording assistance, the **$50 electronic recording processing fee is additional**. The county's actual recording fee is also separate and will be billed upon successful recording. Purchasing affidavit preparation does not complete recording.

No Guarantee of Acceptance or Outcome. Preparation does not guarantee county acceptance, successful recording, removal of a deceased owner from title, or acceptance by a title company, lender, or other third party. Recording an affidavit does not cure an existing title defect or replace a required probate or court proceeding.

Acknowledgment. By purchasing this service, you acknowledge that the $150 fee covers preparation of one affidavit relating to one property, subject to eligibility; that you must provide complete documents and accurate information; and that notarization, recording services, county fees, and other services are separate.