SATISFACTION OF MORTGAGE

Leave the top 3 inches of this page blank for the recorder unless your recording office allows less.

Prepared by: _____, address _____.

After recording, return to: _____, address _____.

Parcel or tax ID number: _____

1. SATISFACTION AND RELEASE

_____ (check one): [ ] the mortgagee named in the Mortgage; [ ] the present holder of the Mortgage by assignment; [ ] the present holder of the Mortgage, acting through its loan servicer or attorney-in-fact named here: _____; [ ] the estate of _____, deceased, acting through its personal representative (the "Mortgagee"), certifies that the debt secured by the Mortgage described below was paid in full on _____, and that the Mortgage is fully satisfied.

The Mortgagee releases and discharges the Mortgage and its lien on the Property, and authorizes and directs the recording officer where the Mortgage is recorded to discharge the Mortgage of record.

[ ] The Mortgagee has marked the promissory note secured by the Mortgage "Paid" and has returned it, or will return it, to the Mortgagor.

2. THE MORTGAGE

This instrument releases the mortgage dated _____, made by _____ (the "Mortgagor") to _____, securing a debt in the original principal amount of $_____, and recorded on _____ as Book _____, Page _____, or Instrument No. _____, in the land records of _____ (the county, or the city or town, or the recording office), State of _____ (the "Mortgage").

3. THE PROPERTY

The Mortgage encumbers the real property known as _____, in _____ (county, or city or town), State of _____, and described in the Mortgage (the "Property"). Legal description, if you want it printed here: _____ _____

4. ASSIGNMENTS OF THE MORTGAGE

(Complete only if the loan was assigned.) The Mortgage has been assigned as follows:

This general template is provided for informational purposes only and does not constitute legal advice. Requirements vary by state and locality; review current law and attach any disclosures or addenda your situation requires before signing. For a guided state-specific document, visit lawvault.org.

1. By _____ to _____, dated _____, recorded as _____.

2. By _____ to _____, dated _____, recorded as _____.

3. By _____ to _____, dated _____, recorded as _____.

5. AUTHORITY TO RELEASE

The Mortgagee states that it is the present holder of the Mortgage and of the debt it secured, that it has not assigned or pledged either of them to anyone else except as listed above, and that it has the right to release the Mortgage. A person signing for the Mortgagee, as an officer, loan servicer, attorney-in-fact or personal representative, states that they have authority to sign this release in that capacity.

6. GENERAL TERMS

This release binds the Mortgagee and its heirs, personal representatives, successors and assigns, and benefits the Mortgagor and every later owner of the Property. It is governed by the law of the state where the Property is located. If any part is held invalid, the rest remains in effect.

Signed on _____.

SIGNATURES

Mortgagee, or person signing for it (with title)

Signature: _____ Date: _____

Printed Name: _____

Second mortgagee (if two lenders)

Signature: _____ Date: _____

Printed Name: _____

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WITNESSES (IF YOUR STATE CALLS FOR THEM)

Some states require witnesses on deeds, and recorders there may expect them on releases too. Each witness signs, prints a name and gives a mailing address.

Witness 1: _____ Printed name: _____-
Address: _____

Witness 2: _____ Printed name: _____-
Address: _____

ACKNOWLEDGMENT

State of _____, County of _____

On _____, before me, the undersigned notary public, personally appeared _____, known to me or proved to me through satisfactory evidence of identity to be the person whose name is signed on this instrument, who acknowledged signing it voluntarily, in any capacity stated, for the purposes stated in it.

Notary Public: _____ Printed name: _____ My commission expires: _____ (Seal)

New York sets its own acknowledgment wording. Ask your notary to use your state's form. Each signer needs an acknowledgment.

BEFORE YOU RECORD

Record the signed original with the office where the mortgage is recorded. In most states that is the county recorder; Connecticut records with the town clerk, Rhode Island and Vermont in city or town land records, and Hawaii at the Bureau of Conveyances or the Land Court. Many states set a deadline for a lender to release a paid mortgage, for example 30 days in New York (RPAPL § 1921), 60 days in Florida (Fla. Stat. § 701.04) and 90 days in Ohio (R.C. § 5301.36). In deed-of-trust states, a paid loan is released by a reconveyance from the trustee instead. This template is not legal advice.

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