

The ProDoc Real Estate document assembly system contains more than 390 automated forms, including all of the forms from the State Bar of Texas' Real Estate Forms Manual¹, all Texas Real Estate Commission (TREC) forms, UCC forms, and HUD-1 Settlement Statements.

CH. 1 - ETHICS AND PROFESSIONAL CONDUCT

1-1	Letter Declining Representation
1-2	Letter Requesting Waiver of Conflict with Current client
1-3	Letter Requesting Waiver of Conflict - Multiple Parties
1-4	Letter Requesting Waiver of Conflict with Former client
1-5	Letter Requesting Consent to Represent Partnership
1-6	Letter Requesting Consent to Represent Corporation
1-7	Letter Requesting Consent to Intermediary - Includes Fee Agreement
1-8	Letter Detailing Basic Engagement Agreement and Fee Agreement
1-9	Letter Detailing Ongoing Engagement and Fee Agreement
1-10	Letter Detailing Basic Engage Agreement and Fee Agreement - Simple Matters
1-11	Letter Requesting Client's Consent to Business Relationship
1-12	Non-representation Letter when Representing Lender or Title Company
1-13	Letter Terminating Attorney-Client Relationship
1-14	Letter for Completion of Attorney-Client Relationship

CH. 3 - PREPARATION OF DOCUMENTS

3-36	Affidavit of Interpreter
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CH. 11 - SALES CONTRACTS AND TRANSACTION GUIDE

11-1	Real Estate Sales Contract
11-2	Title Company Receipt and Escrow Agreement
11-3	Letter of Intent
11-4	Notice of Cancellation
11-5	Notice of Obligation to Pay Public Improvement District Assessment
11-6	Notice Regarding Insulation to Buyer of New Home
11-7	Disclosure - Lead-Based Paint (Sales)
11-8	Asbestos Disclosure Notice (Sales)
11-9	Notice Regarding Sale Subject to a Recorded Lien
11-10	Storage Tanks Disclosure Provider
11-11	Notice to Purchaser Regarding Restrictive Covenants
11-12	Notice to Purchaser Regarding Coastal Area Property
11-13	Notice to Purchaser of Property Seaward of Gulf Intracoastal Waterway
11-14	Notice Regarding Possible Liability for Additional Taxes
11-15	Notice Regarding Possible Annexation
11-16	Notice for Unimproved Property in an Area of a Utility Service Provider
11-17	Utility District Notice
11-18	Notice to Purchaser of Property Located in Certain Annexed Water Districts
11-19	Notice to Purchaser - Property located within a Transportation Project area
11-20	Waiver of Consumer Rights

CH. 12 - DEEDS, BILLS OF SALE, AND OTHER TRANSFERS

12-1	General Warranty Deed
12-2	Special Warranty Deed
12-3	Warranty Deed with Vendor's Lien
12-4	Deed without Warranty
12-5	Quitclaim
12-10	Grantee's Acceptance of Deed
12-11	Owely of Partition Deed
12-12	Owely of Partition Agreement
12-13	Deed in Lieu of Foreclosure

12-14	Estate Administration or Guardianship Deed
12-15	Blanket Bill of Sale
12-16	Bill of Sale
12-17	Transfer of Escrow Funds (and Hazard Insurance Policy)
12-18	Survivorship Agreement
12-19	Survivorship Agreement for Community Property
12-20	Community Interest Special Warranty Deed
12-21	Assignment and Assumption of Leases
12-22	Notice of Transfer of Security Deposit

CH. 21 - PROMISSORY NOTES

21-1	Promissory Note (Real Estate Lien Note)
21-7	Notice to Cosigner

CH. 22 - DEEDS OF TRUST

22-1	Deed of Trust
22-2	Deed of Trust to Secure Assumption
22-10	Leasehold Deed of Trust
22-11	Consent to Leasehold Deed of Trust
22-12	Insurance and Indemnity Agreement

CH. 23 - SECURITY AGREEMENTS

23-1	Security Agreement (Goods, Equipment, Inventory, & Farm Inventory)
23-2	Security Agreement (Accounts, Chattel Paper, Intangibles, Comm Tort Claims)
23-3	Security Agreement (Instruments, Investment Property)
23-4	Security Agreement (Interest in Noncorporate Entity)
23-5	Addendum to Security Agreement (Farm Products)
23-6	Prenotification Statement (Notice of Security Interest)
23-7	Listing of Potential Buyers, Commission Merchants and Selling Agents
23-8	Collateral Transfer of Note and Lien
23-9	Collateral Note Maker's Estoppel Certificate
23-10	UCC-1 Financing Statement (NOT SBOT)
23-11	UCC-1Ad Financing Statement Addendum (NOT SBOT)
23-12	UCC-1AP Financing Statement Additional Party (NOT SBOT)
23-13	UCC-3 Financing Statement Amendment (NOT SBOT)
23-14	UCC-3Ad Financing Statement Amendment Addendum (NOT SBOT)
23-15	UCC-3AP Financing Statement Amendment Additional Party (NOT SBOT)
23-16	UCC-5 Statement of Claim (NOT SBOT)
23-17	UCC-11 Information Request (NOT SBOT)
23-18	Consent and Agreement

CH. 24 - ANCILLARY LOAN DOCUMENTS

24-1	Transfer of Lien
24-2	Release of Lien
24-3	Partial Release of Lien
24-4	Modification and Extension Agreement
24-5	Assignment of Rent, Income, and Receipts
24-6	Consent Resolutions
24-7	Collection and Payment Agreement
24-8	Designation of Homestead and Affidavit of Nonhomestead
24-9	Affidavit of Homestead
24-10	Lender's Estoppel Certificate

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24-11	Lienholder's Subordination to Oil, Gas & Mineral Lease
24-12	Notice from Lender's Attorney to Borrower
24-13	Subordination of Lien
24-14	Notice of Final Agreement
24-15	Guaranty (on Note)
24-16	Insurance Notice to Applicant
24-17	Loan Agreement
24-19	Notice of Penalties for Making False or Misleading Written Statement
24-20	Certification of Trust

CH. 25 - HOME EQUITY LOAN DOCUMENTS

25-1	Notice Concerning Extensions of Credit
25-2	Home Equity Extension of Credit (Promissory Note)
25-3	Deed of Trust (Home Equity Loan)
25-5	Home Equity Compliance Certificate and Agreement
25-6	Election Regarding Right of Rescission

CH. 26 - TRUTH IN LENDING DOCUMENTS

26-1	Truth-In-Lending Notice of Right to Cancel - General
26-2	Truth-In-Lending Notice of Right to Cancel - Refinance
26-3	Truth-In-Lending (Sale) Disclose Statement (NOT SBOT)
26-4	Truth-In-Lending (Loan) Disclose Statement (NOT SBOT)
26-5	Amount Financed Itemization (NOT SBOT)

CH. 27- RESIDENTIAL CONTRACTS FOR DEED

27-1	Contract for Deed
27-3	Assignment of Seller's Interest in Contract for Deed
27-4	Assignment of Buyer's Interest in Contract for Deed
27-5	Reinstatement of Contract for Deed
27-6	Notice to Cure Default (for Property Used as Residence)
27-8	Seller's Notice of Cancellation of Contract for Deed
27-9	Affidavit of Cancellation of Contract for Deed
27-10	Seller's Disclosure Notice
27-11	Financing Terms Disclosure
27-12	Cancellation Notice
27-13	Annual Accounting Statement
27-14	Designation of Trustee
27-15	Foreclosure Letter to Buyer
27-16	Notice - Trustee's Sale
27-17	Foreclosure Deed
27-18	Affidavit of Foreclosure Sale
27-19	Notice Regarding Utility Service
27-20	Notice of Final Agreement (Contract for Deed)
27-21	Receipt of Required Materials
27-22	Buyer's Request for Balance and Name and Address of Trustee
27-23	Seller's Response to Buyer's Request for Balance and Name-Address of Trustee
27-24	Buyer's Notice of Cancellation for Improper Platting
27-25	Seller's Disclosure of Terms of Purchase Money Loan

CH. 28 - FORECLOSURE DOCUMENTS

28-1	Letter to Reinstate Default Provisions
28-2	Notice of Change of Debtor's Address
28-3	Notice of Maturity and Demand for Payment
28-4	Notice of Default and Intent to Accelerate
28-5	Notice of Acceleration
28-6	Reinstatement Agreement
28-7	Fair Debt Collection Act and Fair Credit Reporting Act Notices
28-8	Affidavit of Posting and Filing
28-9	Affidavit of Mailing
28-10	Appointment of Substitute Trustee (Mortgagee)
28-11	Appointment of Substitute Trustee (Mortgage Servicer)
28-12	Notice of Trustee's Sale (Mortgagee)
28-13	Notice of Trustee's Sale (Mortgage Servicer)
28-14	Agenda of Public Foreclosure Sale
28-15	Trustee's Deed (with Bill of Sale)
28-16	Foreclosure Affidavit
28-17	Notice of Advancement and Demand for Payment
28-18	Affidavit of Advancement

28-19	IRS Notice Letter
28-20	Waiver of Rights after Default
28-21	Debtor's Consent to Acceptance of Collateral
28-22	(Posted) Notice of Public Sale
28-23	Agenda of Public Foreclosure Sale (Personal Property)
28-24	Bill of Sale (Default, Foreclosure)
28-25	Notice of Strict Foreclosure
28-26	Objection to Proposal to Accept Collateral in Satisfaction of Obligation
28-27	Notice of Our Plan to Sell Property
28-28	Notice of Disposition of Collateral
28-29	Memorandum of Private Foreclosure Sale
28-30	Notice of Default (Home Equity Loan)
28-31	Notice of Acceleration (Home Equity Loan)
28-32	Application for Order Permitting Foreclosure of Lien Created under TX Const
28-33	Affidavit (Home Equity Loan)
28-35	Order for Foreclosure (Home Equity Loan)
28-36	Affidavit (Material Facts) (NOT SBOT)

CH. 31 - WATER RIGHTS CONVEYANCING

31-1	Groundwater Rights Sales Contract - On Site Production
31-2	Groundwater Rights Warranty Deed - From Grantor with Surface & Water Rights
31-3	Blanket Easement Agreement for Groundwater Rights
31-4	Easement Location Addendum
31-5	Surface Damage Payment Addendum
31-6	Surface Use Restriction Addendum
31-7	Lienholder Consent and Subordination to Easement Agreement
31-8	Partial Release of Lien (Groundwater)
31-9	Groundwater Rights Sales Contract - Permitted Rights Off Site Production
31-10	Groundwater Rights Warranty Deed - Permitted Rights Off Site Production
31-11	Partial Release of Lien - Water Rights Off Site Production
31-12	Permit Transfer Request
31-13	Affidavit of Debts and Liens (and Indemnity)
31-14	Assignment and Assumption of Lease (Water Rights)
31-15	Lessee Estoppel Certificate (Water Rights)
31-16	Memorandum of Contract
31-17	Notice of Termination of Contract (Water Rights)
31-18	Surface Water Rights Sales Contract
31-19	Surface Water Rights Conveyance - Conditional
31-20	Surface Water Rights Conveyance - Unconditional
31-21	Deed of Trust (and Security Agreement) (Water Rights)
31-22	Security Agreement (Water Rights)
31-23	Memorandum of Groundwater Loan (for Use with Edwards Aquifer)
31-24	Notice of Lender's Interest in Water Rights and Permit
31-25	Permittee's Instruction Letter to Water Authority

CH. 51 - RESIDENTIAL CONSTRUCTION CONTRACT DOCS.

51-1	Contractor's Disclosure Statement for Residential Construction
51-2	Contractor's List of Subcontractors and Suppliers
51-3	Contractor's Disbursement Disclosure for Residential Construction
51-4	Residential Construction Contract
51-5	Affidavit of Commencement
51-6	Change Order
51-7	Owner Affidavit of Completion
51-8	Lien Waiver
51-9	(Final) Bills-Paid Affidavit
51-11	Waiver of the List of Subcontractors and Suppliers (NOT SBOT)

CH. 52 - CONTRACTUAL MECHANIC'S LIEN DOCUMENTS

52-1	Mechanic's Lien Contract
52-2	Mechanic's Lien Note
52-3	Affidavit of Completion and Indemnity
52-4	Affidavit of Acceptance
52-6	New Home Closing Certificate
52-7	Home Improvement Closing Certificate
52-8	Election Regarding Right of Rescission (Mechanic's Lien Contract)

CH. 53 - INVOLUNTARY MECHANIC'S LIEN DOCUMENTS

53-1	Notice to Original Contractor by Second Tier Claimant
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53-2	Notice of Claim to Owner and Original Contractor
53-3	Notice to Owner Regarding Liens against Homestead Property
53-4	Affidavit Claiming Mechanic's and Materialman's Lien
53-5	Cover Letter Sending Copy of Lien Affidavit
53-6	Notice Regarding Specially Fabricated Material(s)
53-7	Notice of Agreement Providing for Retainage
53-8	Request for Information to Owner
53-9	Request for Information to Original Contractor
53-10	Request for Information to Subcontractor
53-11	Request for Copy of Affidavit of Completion
53-12	Release of Mechanic's and Materialman's Lien
53-13	Partial Release of Mechanic's and Materialman's Lien
53-14	Notice of Termination of Work or Abandonment of Performance

CH. 61 - RESTRICTIVE COVENANTS & OWNERS' ASSNS.

61-1	Declaration of Restrictive Covenants (with Owners Assn)
61-2	Declaration of Restrictive Covenants (without Owners Assn)
61-3	Certificate of Formation of Nonprofit Corporation (Owners Assn)
61-4	Bylaws of Owners Association
61-5	Deed without Warranty (Common Area)
61-6	Management Certificate
61-7	Notice to Purchasers (Houston deed restrictions)
61-8	Notice of Membership in Property Owners Association
61-9	Required Information Including Resale Certificate
61-10	Restrictive Covenant Agreement

CH. 62 - CONDOMINIUM DOCUMENTS

62-1	Declaration of a Condominium
62-2	Condominium Information Statement
62-3	Certificate of Formation of Corporation
62-4	Bylaws of Association (Condominium)
62-5	Management Certificate (Condominium)
62-6	Resale Certificate - Condominium
62-7	Waiver of Condominium Resale Certificate
62-8	Acknowledgment of Receipt of Condominium Documents
62-9	Certificate of Condominium Association's Waiver of Right of First Refusal.
62-10	Record of Unit - Condominium

CH. 71 - LEASES

71-1	Lease (Basic)
71-2	Retail Lease
71-3	Office Lease
71-4	Parking Facility Rider to Office Lease
71-5	Residential Lease
71-6	Industrial Lease
71-7	Hunting Lease
71-8	Agricultural Lease
71-9	Grazing Lease
71-11	Expansion Space Rider
71-12	Extension Option Rider
71-13	Subordination, Attornment, and Non-disturbance Agreement
71-14	Tenant's Subordination to Deed of Trust Lien
71-15	Lease Assignment
71-16	Tenant's Acceptance Letter
71-17	Tenant's Estoppel Certificate
71-18	Guaranty
71-19	Sublease
71-20	Landlord's Lien Waiver
71-21	Notice of Default
71-22	Dispossession or Termination Letter
71-23	Lockout Notice
71-24	Notice of Change of Locks
71-25	Tenant Improvements Rider to Lease or Work Letter
71-26	Disclosure of Information on Lead-Based Paint
71-27	Asbestos Disclosure Notice
71-28	Real Estate Commission Rider
71-29	Manufactured-Home Community Lease
71-30	Manufactured-Home Community Disclosure

71-31	Modification of Lease
71-32	Termination of Lease
71-33	Memorandum of Lease
71-34	Insurance Addendum to Lease (Long Form)
71-35	Insurance Addendum to Lease (Short Form)

CH. 81 - MISCELLANEOUS DOCUMENTS

81-1	Affidavit of Facts Concerning Identity of Heirs
81-2	Affidavit of Identity
81-3	Affidavit of Marital Status
81-4	Affidavit of Nonproduction
81-5	Assumed Name Certificate - Incorporated Business or Profession
81-6	Assumed Name Certificate - Unincorporated Business or Profession
81-7	Boundary Line Agreement and Special Warranty Deed
81-8	Certificate of Management, Control and Disposition
81-9	Certificate of Resolutions (Corporation)
81-10	Certificate of Resolutions (General Partnership)
81-11	Certificate of Resolutions (LLC)
81-12	Certificate of Resolutions (Limited Partnership)
81-13	Certificate of Resolutions (Nonprofit Corporation)
81-14	Certificate of Resolutions (Unincorporated Association)
81-15	Closing Instructions (from Borrower)
81-16	Closing Instructions (from Lender)
81-17	Closing Instructions (from Purchaser)
81-18	Closing Instructions (from Seller)
81-19	Easement Agreement for Access
81-20	Easement Agreement for Reciprocal Access
81-21	Easement Agreement for Utilities
81-22	Escrow Agreement
81-23	Listing Agreement (Exclusive Agency)
81-24	Listing Agreement (Exclusive Right to Sell)
81-25	Listing Agreement (Open Listing)
81-26	Declaration of Non-foreign Status - Entity
81-27	Declaration of Non-foreign Status- Individual
81-28	Homestead Affidavit as Release of Judgment Lien
81-29	Release of Judgment Lien
81-30	Partial Release of Judgment Lien
81-31	Property Condition Disclaimer
81-32	Special Durable Power of Attorney for Real Estate
81-33	Designation of Homestead
81-34	Revocation of Power of Attorney
81-35	Notice of Lis Pendens (NOT SBOT)

CH. 90 - TEXAS REAL ESTATE COMMISSION FORMS

90-1	Unimproved Property Contract (Earnest Money) (TREC 9-9) (Text)
90-2	Addendum for Sale of Other Property by Buyer (TREC 10-5) (Text)
90-3	Addendum for "Back-Up" Contract (TREC 11-6) (Text)
90-4	Addendum to Release Liability or Restore VA Entitlement (TREC 12-2) (Text)
90-6	Seller's Temporary Residential Lease (TREC 15-4) (Text)
90-7	Buyer's Temporary Residential Lease (TREC 16-4) (Text)
90-8	One to Four Family Residential Contract (Resale) (TREC 20-10) (Text)
90-10	New Home Contract (Incomplete Construction) (TREC 23-11) (Text)
90-11	New Home Contract (Completed Construction) (TREC 24-11) (Text)
90-12	Farm and Ranch Contract (Earnest Money) (TREC 25-8) (Text)
90-13	Seller Financing Addendum (TREC 26-5) (Text)
90-14	Environmental Assessment Addendum (TREC 28-1) (Text)
90-16	Residential Condominium Contract (Resale) (TREC 30-9) (Text)
90-18	Condominium Resale Certificate (TREC 32-2) (Text)
90-19	Addendum for Coastal Area Property (TREC 33-1) (Text)
90-20	Addendum for Property Located Seaward of GICW (TREC 34-3) (Text)
90-22	Addendum for Property Subject to Owner's Association (TREC 36-6) (Text)
90-23	Subdivision Information, Including Resale Certificate (TREC 37-3) (Text)
90-24	Notice of Buyer's Termination of Contract (TREC 38-2) (Text)
90-25	Amendment to Contract (TREC 39-6) (Text)
90-27	Third Party Financing Addendum for Credit Approval (TREC 40-4) (Text)
90-29	Loan Assumption Addendum (TREC 41-1) (Text)
90-31	Addendum for Reservation of Oil, Gas, and Other Minerals (TREC 44-0) (Text)

90-33	Short Sale Addendum (TREC 45-0) (Text)
90-35	Notice to Prospective Buyer (TREC OP-C) (Text)
90-37	Seller's Disclosure of Property Condition (TREC OP-H) (Text)
90-39	Consumer Notice Concerning Hazards or Deficiencies (TREC OP-I) (Text)
90-41	Information About Brokerage Services (TREC OP-K) (Text)
90-43	Lead-Based Paint Addendum (TREC OP-L) (Text)
90-45	Non-Realty Items Addendum (TREC OP-M) (Text)
90-47	Disclosure of Relationship with Residential Service Co (TREC RSC 1) (Text)
90-101	Unimproved Property Contract (Earnest Money) (TREC 9-9) (PDF)
90-102	Addendum for Sale of Other Property by Buyer (TREC 10-5) (PDF)
90-103	Addendum for "Back-Up" Contract (TREC 11-6) (PDF)
90-104	Addendum to Release Liability or Restore VA Entitlement (TREC 12-2) (PDF)
90-106	Seller's Temporary Residential Lease (TREC 15-4) (PDF)
90-107	Buyer's Temporary Residential Lease (TREC 16-4) (PDF)
90-108	One to Four Family Residential Contract (Resale) (TREC 20-10) (PDF)
90-110	New Home Contract (Incomplete Construction) (TREC 23-11) (PDF)
90-111	New Home Contract (Completed Construction) (TREC 24-11) (PDF)
90-112	Farm and Ranch Contract (Earnest Money) (TREC 25-8) (PDF)
90-113	Seller Financing Addendum (TREC 26-5) (PDF)
90-114	Environmental Assessment Addendum (TREC 28-1) (PDF)
90-116	Residential Condominium Contract (Resale) (TREC 30-9) (PDF)
90-118	Condominium Resale Certificate (TREC 32-2) (PDF)
90-119	Addendum for Coastal Area Property (TREC 33-1) (PDF)
90-120	Addendum for Property Located Seaward of GICW (TREC 34-3) (PDF)
90-122	Addendum for Property Subject to Owner's Association (TREC 36-6) (PDF)
90-123	Subdivision Information, Including Resale Certificate (TREC 37-3) (PDF)
90-124	Notice of Buyer's Termination of Contract (TREC 38-2) (PDF)
90-125	Amendment to Contract (TREC 39-6) (PDF)
90-127	Third Party Financing Addendum for Credit Approval (TREC 40-4) (PDF)
90-129	Loan Assumption Addendum (TREC 41-1) (PDF)
90-131	Addendum for Reservation of Oil, Gas, and Other Minerals (TREC 44-0) (PDF)
90-133	Short Sale Addendum (TREC 45-0) (PDF)
90-135	Notice to Prospective Buyer (TREC OP-C) (PDF)
90-137	Seller's Disclosure of Property Condition (TREC OP-H) (PDF)
90-139	Consumer Notice Concerning Hazards or Deficiencies (TREC OP-I) (PDF)
90-141	Information About Brokerage Services (TREC OP-K) (PDF)
90-143	Lead-Based Paint Addendum (TREC OP-L) (PDF)
90-145	Non-Realty Items Addendum (TREC OP-M) (PDF)
90-147	Disclosure of Relationship with Residential Service Co (TREC RSC 1) (PDF)

CH. 91 - HUD FORMS

91-1	HUD-1 Settlement Statement
91-3	HUD-1 (Borrower Information Only)
91-4	HUD-1 (Seller Information Only)
91-5	HUD-1A Settlement Statement (Transactions without Sellers)
91-6	HUD-1 Settlement Statement (old)
91-7	HUD-1 (Borrower Information Only) (old)
91-8	HUD-1 (Seller Information Only) (old)
91-9	HUD-1A Settlement Statement (Transactions without Sellers) (old)
91-10	HUD-GFE (Good Faith Estimate)

CH. 92 - FANNIE MAE - FREDDIE MAC FORMS

92-1	FNMA-FhLMC Fixed Rate Note (FNMA Form 3200)
92-2	FNMA-FhLMC Balloon Fixed Rate Note (FNMA Form 3260)
92-3	Deed of Trust - Texas - Fannie Mae/Freddie Mac Single Family
92-4	FNMA Rider - Adjustable Rate (FNMA Form 3108 ARM 5-1)
92-5	FNMA Rider - Addendum to Adjustable Rate
92-6	FNMA Rider - Condominium (FNMA Form 3140)
92-7	FNMA Rider - Planned Unit Development
92-8	FNMA Rider - 1-4 Family (FNMA Form 3170)
92-9	FNMA Rider - Balloon (FNMA Form 3180)
92-10	FNMA Rider - Biweekly Payment (FNMA Form 3177)
92-11	FNMA Rider - Second Home (FNMA Form 3890)
92-12	Mortgage Loan Modification Agreement (FNMA Form 3161)

ALL COUNTIES (NOT SBOT)

100-1	Civil Case Information Sheet
100-10	Unsworn Declaration