

Thank you for using Ohio Legal Help!

This page will walk you through the process of filling out and filing this form.

What this file contains

This file contains the form you will need to file for a **transfer on death affidavit for real estate** in Ohio. **This form can only be used for properties owned by one, unmarried (single or widowed) person.** If you are married and/or own a property with someone else, speak with an attorney to explore your different estate planning options.

This form should be filed in the County Recorder's Office where the property is located.

Here's what to do next.

Step 1. Get a copy of your deed

You will need to include the exact legal description of the property from your deed. Attach a copy of your deed to the form when you file it. You can get a copy of your deed from your County Recorder's office.

Step 2. Fill out the form

On the form, you are the "Affiant" and the person or people you are leaving the property to are the "Beneficiaries." You can use this form to leave the property to one or more people. If you leave it to multiple people, it's important to understand that they will all have to agree about decisions related to the property, like whether to sell it.

Step 3. If you can, have an attorney review it

It's important that the form is completed accurately to make sure that your property will transfer according to your wishes.

Step 4. Take the form to a notary

Print out the form, but don't sign anything yet. You will need to sign it in front of a notary. The notary will check your identification, watch you sign and stamp where needed with an official seal. You can find notaries at banks and some courthouses and libraries, or search for "notaries near me" on Google.

Step 5. Make photocopies

After the notary stamps your documents, **make at least one photocopy for your records.**

Step 6. File

Take the form to the County Recorder's Office to be filed. The cost to record will be \$34 for the first two pages and \$8 for each additional page.

STATE OF OHIO
COUNTY OF _____

TRANSFER ON DEATH DESIGNATION AFFIDAVIT
[O.R.C. Section 5302.22]

_____(Affiant), being first duly sworn according
to law, state as follows:

1. That Affiant, single/unmarried, is the owner of record of the following real property
located at _____ as recorded at Instrument
(Address)
No. _____, in Vol. _____, Page _____ of
(Recorder's Reference Number) (Recording Book Number if available) (Recording Page Number if available)
_____ County deed records:

2. That Affiant hereby designates the entire undivided interest in the property for
transfer on death to (Name of Beneficiary(ies)) _____
_____ as transfer on death beneficiary(ies), to receive the title of Affiant upon his/her/their
death.

3. This Affidavit, and the beneficiary designations(s) set forth herein, hereby revokes, replaces and supersedes any prior beneficiary designation(s) by Affiant, whether by deed or affidavit, related to the above-designated real property.

Signed on _____, 20____.

Affiant

Sworn to and signed before me this _____ day of _____, 20____,
in _____ County, Ohio.

Notary Public (Signature)

Notary Public (Printed)

My commission expires: _____