



CITY OF LORAIN

Department of Building, Housing & Planning

Kellie Glenn
Director

Richard Klinar
Chief Building Official

Chase Ritenauer
Mayor

NOTARIZED STATEMENT OF ASSUMPTION OF HOUSING VIOLATIONS

Regarding: _____
(Property Address, City of Lorain)

In accordance with Certificates of Inspection, of the City of Lorain Codified Ordinance # 173-13:

I, _____, residing at _____
(Please print your name clearly) (Print your current address)

_____, _____, _____
(City, State, Zip) (Phone number) (Email)

Being the purchaser of the above captioned property, do hereby agree to assume all remaining violation(s) as stated on the Point of Sale Violation Notice inspection report.

I hereby acknowledge that I am aware of the remaining violations and accept the responsibility of correcting them to the satisfaction of the City of Lorain Building Department. By accepting responsibility for these violation(s), I understand that all violation(s) must be corrected within **SIX MONTHS (6 months)** from the date the title is transferred. If any violations are deemed by the Building Department to be a threat to the health, safety or public welfare I understand that those violations must be corrected prior to my occupancy.

In order to secure the performance of the satisfactory correction of all violations, I have established an escrow account in the amount of \$_____, with the following:

Escrow Holding Company: _____

Escrow Agent's Name: _____

Address: _____

City, State, Zip _____

Phone No. _____ Escrow Account/Reference Number _____

Escrow funds are designated to be released to: _____

A written statement, from the holding company, acknowledging that an independent escrow agent is holding sufficient funds, must be submitted to the Building Department prior to the issuance of a Certificate.

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* Additionally, a condition/term of the escrow amount is that no monies may be disbursed or removed there from, and the account may not be closed, without the written authority and approval of the City of Lorain, Building Department as per Section 1539.05 of the City of Lorain Codified Ordinance 173-13.

1539.05 Disbursal of Funds by Escrow Agent

- a) No persons acting in the capacity of an escrow agent in any real estate transaction involving the sale of a dwelling situated in the City shall disburse any funds unless the provisions of Section 1539.04 of the Chapter have been complied with.
- b) As an exception to subsection (a) of this section, one (1) additional disbursal of funds commensurate with work completed may occur as long as the work completed satisfies the code violations. All work must conform to the provisions of Section 1539.09 of this Chapter.
- c) Failure to abide by this section will result in penalties in Section 1539.99 of this Chapter.

I affirm that this statement is correct and agree to all the terms of Ordinance 173-13, Certificate of Inspection, of the City of Lorain Codified Ordinances and any and all requirements of this assumption.

Signature (s) of Person (s) Assuming Violations

Date

NOTARY (Signature)

Date

My Commission Expires on: _____

**** This original form must be signed, notarized, and returned to the City of Lorain Building Department prior to title transfer.**

