



Village of Riverdale

157 West 144th Street • Riverdale, Illinois • 60827-2498
(708) 841-2200 • Fax (708) 841-7587



PURCHASER'S PROPERTY CLOSING AFFIDAVIT

As the new owner of the property located at _____ in Riverdale, Illinois, I will correct all violation(s) cited by Village of Riverdale Inspector(s) within 60 days of the transfer stamp being issued. Permits must be pulled to get an extended time to do work. I understand occupancy by myself, or anyone is not permitted until all life safety violations have been corrected and re-inspected by the Village of Riverdale.

I have been furnished a copy of all inspection report(s) for the above-referenced property. I understand that no work may be done without the proper permit(s); it is my responsibility to contact Inspectional Services (708-849-1798) to obtain any building permits that may be needed to repair the violations. I am responsible for contacting the Village to schedule or change the required inspection(s). I understand that no below grade areas may be used for sleeping quarters now or in the future unless other requirements are met by applicable codes. Initial here: _____

Office use only: MY NEXT INSPECTION DATE IS: _____, 20____. TIME: _____

I understand that failure to meet with the inspector(s) or failure to bring all items shown on Non-Compliance Notice(s) into compliance with Village Municipal Code, will result in fines and other penalties as provided by Village Municipal Code.

PLEASE INDICATE THE TYPE OF SALE:

- Property being purchased from a private owner to private owner to occupy/rent.
- Property is currently owned by a bank (previously foreclosed property). I understand that in addition to making all repairs, it is my responsibility to furnish a termite inspection performed on this property within sixty (60) days of the issuance of the transfer stamp.
- Property is going back to the bank due to foreclosure.

PLEASE CHECK TO INDICATE YOUR INTENTION FOR THIS PROPERTY:

- I will occupy this property.
- I will **not** occupy this property. (If you checked this option, please choose one from list below)
 - This property will become a rental property. I understand that there are certain criteria regarding rental properties as required by Village Ordinance. It is my responsibility to contact the Inspectional Service as soon as this closing takes place to inform the Village of my intention to rent this property. **Additional licenses, fees and paperwork will be required before this property is approved for occupancy.**
 - It is my intention to rehab this property and sell it in the future. Please make sure proper Building permits have been pulled. All violations must be corrected and re-inspected by the Village before this property may be sold again. A new certificate of compliance inspection must be paid for.

PLEASE INDICATE IF PROPERTY HAS WATER SERVICE TO IT:

- Yes, there is water service currently supplied to the property.
- No water service. The water has been disconnected.

I understand that I am required to deposit [\$1,000 (for single family homes)/\$2,500 (for 2-4 unit multi-family buildings)/\$5,000 (for 5-12 unit multi-family buildings)/\$7,500 (for 12+ unit multi-family buildings)] as a guarantee that all violations identified in the inspection will be remedied within 60 days. If all violations are corrected within 60 days, this deposit will be returned. I also understand that if I fail to promptly address these violations, the Village reserves the right to take all necessary actions allowed by law, including fines and suits.

Print Name

Signature

Address

City, State, Zip Code

Telephone number

Email

Additional Contact Number

Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public

seal