



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

PURCHASER'S CLOSING AFFIDAVIT

As the new owner of the property located at _____ in Riverdale, Illinois, I will correct all violations cited by the Village of Riverdale Inspector(s) within 60 days of the transfer stamp being issued. I understand occupancy by myself or anyone else is not permitted until all violations have been corrected and re-inspected by the Village of Riverdale. I am responsible for contacting the Village or Inspectional Services to schedule or change the required inspection below; permits must be pulled to request an extension.

I received a copy of all inspection report(s) and 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 needed. It is my responsibility to furnish a termite inspection within 60 days of issuance of the transfer stamp if it hasn't already been completed.

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). I understand that in addition to making all repairs, it is my responsibility to furnish a termite inspection within sixty days
- ☐ Property is going back to the bank due to foreclosure

☐ Tax Sale

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 the 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 Inspectional Services as soon as the closing takes place to inform them of my intention to rent. Additional licenses, fees and documents **will** be required before this property is approved for occupancy.
 - ☐ It is my intention to rehab this property and sell it in the future. All violations must be corrected and re-inspected by the Village before this property may be sold again. Please make sure proper Building permits have been pulled. A new Certificate of Compliance inspection must be paid/completed.

I understand that I am required to deposit a **3% escrow payment (which is based on the purchase price of the home)** 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 can be returned upon request. 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, and the deposit will be forfeited.

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