

BUILDING DEPARTMENT
32409 FORT ROAD
ROCKWOOD, MI 48173
PHONE 734-379-9496 FAX 734-379-9270

Date: _____

_____ (“Purchaser”)

LETTER AGREEMENT AND AFFIDAVIT

Purchaser desires to purchase the property located at _____ (“Property”). A previous inspection report dated _____ indicates that there remain unfinished code violations (referred to as “Violations”) on the Property and a current certificate of review has not been obtained for the Property. The purpose of this Agreement is to permit the transfer of the Property prior to obtaining a current certificate of review as required by Section §109 of the Code of the City of Rockwood.

In consideration of the City of Rockwood allowing the transfer of the Property prior to obtaining a current certificate of review, Purchaser agrees to correct all unfinished Violations within one (1) year of the date of this Agreement. Upon correction of all unfinished Violations, Purchaser shall notify the Building Department and arrange for a final inspection to verify all Violations have been properly corrected. If all Violations have been corrected, a certificate of review will be issued for the Property.

All necessary permits must either be secured by licensed contractors who are registered with the City of Rockwood or a bone-fide homeowner.

All Violations are to be corrected by _____ (**One year from date of this Agreement**).

The Purchaser is required to place a \$1,000 bond at the time he/she executes this Agreement and assumes the responsibility to correct the Violations. The bond will be refunded if and when all unfinished Violations have been properly corrected within the one (1) year period, and it has been verified by a final inspection by the Building Department that all Violations have been corrected.

The inspection reports for building, plumbing, electrical, mechanical and water departments are valid for six (6) months. If any conditions change on the Property, these inspection reports are considered null and void. A re-inspection fee will be required if inspectors are unable to enter premises at time of appointment.

Re-inspection of building department issues phone 734-379-9496.

Re-inspection of water department issues phone 734-379-9496.

Please give us as much notice as possible to schedule the re-inspections.

**A COPY OF THE REPORT WILL BE MAILED TO THE ADDRESS LISTED ABOVE
WITHIN 7 – 10 BUSINESS DAYS
(Please do not phone for report information before that time)**

When all Violations have been corrected, notify the appropriate department to arrange for a final inspection. The Building Department shall issue a certificate of review only after it has conducted a preliminary inspection and/or final inspection of the Property and finds that the Property meets the minimum requirements necessary to permit the transfer of the Property.

A certificate of review is not a warranty or guarantee that there are no defects in the dwelling, and the City shall not be held responsible for hidden or latent defects, or those not noted in the inspection report. This inspection of land use, exterior posture and interior accessories of the structure is limited to visual inspection only. The City does not guarantee or approve by inference any latent, structural, or mechanical defects therein, or such items that are not apparent by visual inspection. The City shall not assume any liability to any person by reason of the inspections required by this article or the code adopted in this article or the issuance of a certificate of review. The inspection is solely for the purpose of permitting the City to continually assess the condition of the City's housing stock, to monitor compliance with the building code, and to encourage owners to improve their properties. Purchasers must rely solely upon the representations and disclosures made by the seller, their own judgment and experience, and the advice of consultants and advisors of their own selection. Purchasers may not rely upon the City's inspection and reports to represent a full and comprehensive itemization of defects or assume that a certificate of review means that the structure is in full compliance with all local codes. Warranties if desired are a private matter between the seller and buyer.

Failure to comply with this Agreement or to correct any Violations with the time required by Section 109 will result in the forfeiture of the \$1,000 bond, and Purchaser shall be guilty of a municipal civil infraction. The penalty for failing to correct Violations within one year shall be \$500. Purchaser will be required to deposit an additional \$1,000 bond and the process will continue until all violations are corrected.

City of Rockwood,

By: _____

Accepted and Agreed to:

Purchaser

Phone Number **(Required)**

On this day ____ of _____, 201_, before me, the subscriber, a Notary Public in and for _____ County, personally appeared _____, know to me to be the person described in and who executes the above document.

Notary Public State of Michigan
County of _____