

Seller Transfer of Responsibility Acknowledgement

Date _____

Site Address: _____

City: _____

State: _____

APN: _____

Seller(s): _____

We / I confirm as the Seller of the property listed above, are aware of the lien and the violations listed in Section A. This letter is to acknowledge that the recorded **NOTICE OF BUILDING CODE VIOLATION**, Document # _____ will be temporarily removed to allow escrow to close. I understand the following:

A **NOTICE OF BUILDING CODE VIOLATION** will be recorded with the County Recorder's Office upon close of escrow.

A fee will be required to rescind the recorded document once all violations are abated to the satisfaction of the Building Official.

Corrective action will begin within 10 days of close of escrow to abate all the violations listed in Section A. Furthermore, it is understood that all items in Section A must be completed to the satisfaction of the Building Official within 30 days. Failure to comply may lead to a prosecution by the Los Angeles County District Attorney's office, or initiation of a civil lawsuit and filing of a petition for appointment of a receiver, pursuant to California Health and Safety Code section 17980.6 and 17980.7 by the Los Angeles County Counsel's office.

The parties recognize and agree to the following:

1. The recorded notice is not and is not intended to be a complete itemization of any and all defects a property may have
2. The recorded notice is not and is not intended to be a substitute for the buyer's duty of to inspect the property
3. The parties to the transaction hold the County harmless and will indemnify the County against any and all claims relating to or arising out of the recorded notice and the Transfer of Responsibility.

Escrow is scheduled to close on _____, 2018.

Section A: (List all violations as they appear on the Recorded Notice of Violation)

Note: Permits are required to abate all the violations listed below.

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I (we), _____, hereby certify that I (we) am (are) the legal owner(s) of
(Legal Name of Property Owners)

Property indicated above, and as such owners for the mutual benefit of future purchasers, their heirs, successors, and assigns, do hereby fix the following protective conditions to which their property, or portions thereof, shall be held, sold, and/or conveyed.

Owner(s): By: _____ Date: _____
By: _____ Date: _____

STATE OF CALIFORNIA, COUNTY OF _____ on _____, 2018
before me,

_____ personally appeared _____, who proved to me the
(Name and Title of the Officer) (Name of Signer)

basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
(Signature of Notary Public)