

PROPERTY ADDRESS: _____, **PRE-SALE #** _____

The Seller of the property is required to deliver a copy of this report produced as a result of this request to any buyer prior to entering into any agreement for sale of the subject property.

AFTER CLOSING ESCROW BUYER (S) HAVE:

TO OBTAIN PERMITS WITHIN THE FIRST 30 DAYS OF CLOSING- TO AVOID DOUBLE FEES

The Owner(s) will commence the correction of all code violations within thirty (30) days from the date of this agreement. The “commencement of corrections” shall include the submission of all plans, permit applications and fees to the city as may be required by the South Gate Municipal Code, as well as the undertaking of work at the subject property if no prior City reviews or approvals are required.

45 DAY EXTENSION - The Owner(s) will complete the abatement of all code violations with City Inspection, and all required permits and approvals within forty-five (45) days from the date of this agreement, however, an additional forty five (45) day extension will be granted at the request of the owner(s) for a total of ninety (90) day correction period depending on the progress.

BUYER (S) TO SIGN BELOW THAT YOU HAVE READ AND UNDERSTOOD THE CITY’S PRE-SALE REPORT. PLEASE EMAIL A SIGNED COPY TO ECARDENAS@SOGATE.ORG

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

*** IN ORDER TO OBTAIN OWNER BUILDER PERMITS - THE PROPERTY MUST HAVE 2 UNITS OR LESS.

THE OWNER ON TITLE MUST RESIDE ON THE PROPERTY, YOU WILL BE ABLE TO OBTAIN PERMITS AS OWNER BUILDER. HOWEVER, YOU MUST SHOW CHANGE OF ADDRESS ON IDENTIFICATION/DRIVER’S LICENSE. (SHALL PROVIDE DMV CHANGE OF ADDRESS VERIFICATION PRINT OUT)

****** A LICENSED CONTRACTOR IS REQUIRED FOR PROPERTIES THAT HAVE 3 UNITS OR MORE ON A LOT OR IF OWNER DOES NOT RESIDE ON THE PROPERTY, OR IF THE PROPERTY IS OWNED BY A CORPORATION******

**CHANGE OF ADDRESS REQUIRED ON DRIVER LICENSE OR IDENTIFICATION FOR OWNER BUILDER
**CLOSING STATEMENT REQUIRED TO UPDATE OWNERSHIP