



CITY OF WYANDOTTE, MICHIGAN

Department of Engineering & Building PH: (734) 324-4551 FAX: (734) 324-4535 • 3200 Biddle Ave. 48192

Escrow Agreement

The undersigned, _____ on this _____ day of _____, 20____, hereby deposits with the City of Wyandotte, irrevocably, the sum of _____ dollars, (\$_____) to be held by the City of Wyandotte, to insure that all corrections/repairs for the violations at _____ Wyandotte, Michigan are corrected.

Said escrow funds are to be held by the City of Wyandotte in a non-interest bearing account until completion of the above referred work is to the satisfaction of the City Engineer of the City of Wyandotte. It is our understanding that I/we will be refunded said escrow funds upon completion of said work and I/we will forever release the City of Wyandotte and their agents and/or representatives from all liability concerning said Escrow Agreement.

This agreement is entered into by the respective Parties set forth below.

I/We further understand that if said work is not completed within six (6) months, the escrow funds may not be released.

Owner (Signature)

Purchasers (Signature)

Address

Address

City, State, Zip

City, State, Zip

Phone Number

Phone Number

Subscribed and sworn to before me this _____ day of _____ 20_____.

Notary Public, State of Michigan, County of Wayne

My Commission Expires: _____
Acting in the County of Wayne

Receipt # _____

ESCROW FUNDS TO BE RELEASED TO:

(please make sure this portion is completely filled out before releasing the escrow agreement)

Name

Address

City, State, Zip



**CITY OF WYANDOTTE ORDINANCE REQUIRING THE
INSPECTION OF RESIDENTIAL DWELLINGS
PRIOR TO THEIR SALE OR TRANSFER**

Prospective Buyer

Prospective Buyer's Signature

Regarding Address

Attached hereto are the City of Wyandotte's Building Inspection Checklist, Plumbing Inspection Checklist, Heating Inspection Checklist, Electrical Inspection Checklist, and Fire Department Checklist concerning the dwelling at the above-described address. The attached checklists are for your review prior to you entering into a Purchase Agreement to sell said dwelling. The checklists will help you determine whether or not said dwelling meets the requirements of all of the applicable Codes and Ordinances of the City of Wyandotte. You are also free to obtain your own inspection of the premises by your own independent professional inspectors if you so desire, at your sole expense to determine if there are any code violations at said dwelling. We encourage you to share this communication and the inspection reports with any potential purchasers. The City has not made any representations to any buyers.

The initial inspection fee covers the first inspection and one (1) re-inspection. A thirty (\$30.00) dollar per inspector fee will be charged for any re-inspections required.

If, during a re-inspection, a safety or fire related violation is discovered, it will be added to the checklists and shall become a requirement to correct prior to final escrow refunds or issuance of a final Certificate of Approval/Compliance/Conformity.

The City of Wyandotte does not assume any liability to you by reason of the attached inspections and the following disclaimer of the City of Wyandotte's liability is quoted below from Section 19.5(d) of the City Ordinance:

"A Certificate of Approval is not a warranty or guarantee that there are no defects in the dwelling and the City of Wyandotte shall not be held responsible for defects not noted in the inspection report.

This inspection of the land use, exterior posture and interior accessories of the structure is limited to visual inspection only. The City of Wyandotte does not guarantee or approve by inference any latent, structural, or mechanical defects thereto, or such other items that are not apparent by such visual inspection.

The City shall not assume any liability to any person by reason of the inspections required by this Ordinance or the code adopted herein or the issuance of a Certificate of Approval or a Certificate of Occupancy."

Further, potential health impacts from asbestos, carbon dioxide, lead, carbon monoxide, formaldehyde, nitrogen dioxide, radon, particulates, water vapor, or other chemicals, vapors, fumes, mold or insects, were not a part of the City's Inspection.

Please note if property sale does not occur, this inspection report is only valid for a one (1) year period from the date of inspection.

Sincerely,

City of Wyandotte - Department of Engineering and Building