



# Time-of-Sale Housing Immediate Hazard Correction/ Responsibility Agreement

The Bloomington Time-of-Sale Housing Evaluation Ordinance requires the owner/seller to correct immediate hazards identified as part of the mandated housing evaluation. However, if the owner/ seller is a government agency or if an agreement exists between the owner/seller and the buyer that the buyer will correct the immediate hazard, the buyer may correct the hazards if the City of Bloomington

gives written consent to the buyer to do so. The purpose of this agreement is to provide written consent to the below-listed buyer to correct the immediate hazards identified on the housing evaluation report for the dwelling described below. The consent by the City of Bloomington is subject to the conditions listed in this agreement, to which the below-listed buyer consents and agrees.

**Dwelling address**

<b>Owner</b>	Name	
	Address	
<b>Buyer</b>	Name	Daytime phone
	Address	

Check One  **Owner is government agency.**  
 **Signed agreement exists between owner and buyer** that buyer will correct immediate hazards. *Attach agreement.*

**Conditions**

1. Buyer agrees that buyer is responsible for correcting immediate hazards identified on the attached **Time-of-Sale Housing Evaluation Report**, which is incorporated into this agreement.
2. Buyer agrees to make necessary corrections to immediate hazards identified on the attached report by the following dates:

	Immediate hazard	Completion date
a.	_____	_____
b.	_____	_____
c.	_____	_____
d.	_____	_____
e.	_____	_____

3. Buyer has financial ability to perform corrections of hazards by the completion dates listed above. Evidence of financial ability includes: *Check one or more that apply.*  **Cost under \$500**  **Loan sufficient to cover costs**  **Cash sufficient to cover costs**
4. Buyer agrees to correct immediate hazards listed in 2 above. Buyer agrees not to occupy dwelling until above-referenced corrections have been completed and the dwelling has been reinspected by the City.
5. In the event of buyer's failure to comply with the conditions of this agreement, the City may exercise its rights under *Ordinance Section 14.421* to enforce provisions of the ordinance by mandamus, injunction, or criminal misdemeanor charges.

I have read this Correction and Responsibility Agreement and will fully comply with the conditions set for the above.

Buyer signature \_\_\_\_\_ Date \_\_\_\_\_

With the conditions stated in this agreement, written consent is granted to the buyer to correct immediate hazards identified in this agreement for the dwelling described above.

City of Bloomington  
 Building and Inspection Division signature \_\_\_\_\_ Date \_\_\_\_\_

**Attach copy of Evaluation Report and signed agreement between seller and buyer.**