



# The Village of Woodmere

"Gateway to the Chagrin Valley"  
27899 Chagrin Boulevard - Woodmere Village, Ohio 44122  
Ph: 216-831-5555 Fax: 216-292-1133

## POINT OF SALE (Buyer/Seller Escrow Agreement)

This application is for a Point of Sale Escrow Agreement on residential property to be sold or transferred in ownership. This agreement must be completed prior to transfer of title (closing). Based on the property's condition and code violations identified, the seller can make all the repairs prior to title transfer; the buyer can assume all code violations including Class A violations through a Village approved escrow agreement. By entering into this agreement, the buyer has chosen the escrow option and agrees to complete all of the repairs listed on the POS (Point of Sale) Certificate.

Address of Property Being Sold: \_\_\_\_\_

Seller's Name: \_\_\_\_\_ Phone#: \_\_\_\_\_

Address: \_\_\_\_\_

Seller's Agent: \_\_\_\_\_ Phone#: \_\_\_\_\_

Address: \_\_\_\_\_

Buyer's Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

Buyer's Agent: \_\_\_\_\_ Phone#: \_\_\_\_\_

Address: \_\_\_\_\_

Escrow Agent: \_\_\_\_\_ Phone#: \_\_\_\_\_

Address: \_\_\_\_\_

E-Mail: \_\_\_\_\_ Closing Date: \_\_\_\_\_

Amount of Escrow (1.5): \$ \_\_\_\_\_

- Buyer agrees to assume responsibility for correction of violations listed on the POS (Point of Sale) Certification.
- Buyer agrees to assume responsibility for correction of all Class "A" violations listed on the POS (Point of Sale) Certification.
- Buyer agrees not to occupy dwelling until all violations are completed and Certificate of Compliance issued.
- Buyer agrees to use licensed contractors where required and obtain proper permits where required.
- Buyer agrees to schedule inspections upon completion of all violations listed on the POS (Point of Sale) Certification.

### ACKNOWLEDGEMENT OF RESPONSIBILITY

### SEE ATTACHED POINT OF SALE INSPECTION

Seller's Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer's Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Escrow Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

City Approval:

Building Official Signature: \_\_\_\_\_ Date: \_\_\_\_\_