



# BUYER'S AFFIDAVIT & ACCEPTANCE OF VIOLATIONS AGREEMENT

## Building Department

### Applicant & Property Information

Property Type (check one):  Commercial  Residential

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

Buyer/ Co-Buyer (if applicable): \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Home/Work Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_ OH Driver's License: \_\_\_\_\_

Lending Institution/Agent: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

I will be the new, or co-owner, of the subject property and therefore have the authorization to sign this affidavit for all parties having an interest in this property and do fully understand that in issuing the Certificate of Occupancy the City of Maple Heights has inspected the property for compliance with the Property Maintenance Code as found in Chapter 14940 of the Codified Ordinances of the City of Maple Heights, Ohio. I understand that the City does not warrant, insure, or guarantee that there are no violations of the Codified Ordinances of the City of Maple Heights.

*The Certificate of Occupancy shall be considered by all parties involved that the City of Maple Heights inspection for compliance with the Property Maintenance Code was not a complete and thorough inspection on behalf of the buyer(s) and the Certificate shall not be considered to be a warranty, guarantee, or assurance that any aspect of the property and its structures, utilities, or appliances are in compliance with the Code, are safe, or are in proper working or operating condition.*

I further state that I/we have made a personal inspection and/or hired a professional property inspector to represent my/our interests in the property and further agree to be fully responsible to keep all structures and all parts thereof both exterior and interior, in good repair, in a clean and sanitary condition, and in full compliance with the City's Property Maintenance Code.

*It is further understood that the Certificate of Occupancy issued shall expire upon any change in ownership of record or with any change in the nature or extent of the use or occupancy, as noted on the Certificate of Occupancy. I/we further agree to notify the Building Official of the City of Maple Heights in writing, within thirty (30) days of any changes in resident agent or nonresident agent as shown by the Certificate of Occupancy.*

I, the undersigned, being the new owner of the aforementioned property, do hereby agree to accept full and unconditional responsibility to correct each and every item listed on the *General Property Inspection Report* that is hereby attached to this agreement. I will assure that all work is completed, inspected, and approved by a city inspector by the compliance date listed in the General Property Inspection Report.

I further understand that failure to honor this agreement or any written extension of this agreement may result in court action being taken against me by the City of Maple Heights. The penalty imposed by court may be a fine of up to \$1,000.00 or imprisonment for up to 6 (six) months, or both, for each day that a violation continues after the agreed upon date. THIS AGREEMENT SHALL SERVE AS DUE NOTICE.

**\*\* Call SafeBuilt at (440) 399-0850 for an inspection once violations are corrected\*\***

### Affidavit Understanding

Buyer Name: \_\_\_\_\_ (please print) Co-Buyer Name: \_\_\_\_\_ (please print)

Buyer Signature: \_\_\_\_\_ Co-Buyer Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

Witness's Name: \_\_\_\_\_ (please print) Witness's Name: \_\_\_\_\_ (please print)

Witness's Signature: \_\_\_\_\_ Witness's Signature: \_\_\_\_\_

5353 LEE ROAD, MAPLE HEIGHTS, OHIO, 44137

(216) 663-4094 [www.citymapleheights.com](http://www.citymapleheights.com)

12.22.2022