



CITY OF JOLIET RESIDENTIAL TRANSFER INFORMATION AND DISCLOSURE FORM

The property you are about to purchase is located within the City of Joliet. Police, Fire Protection, Ambulance, Water and Sanitary Sewer Services are provided by the City of Joliet. Garbage, Recycling and Yard Waste Collection Services are provided by a City of Joliet contractor. The City of Joliet requires that before signing a contract to purchase residential real property, the Seller must make certain disclosures to the Buyer regarding the property, the subdivision in which it is located and the surrounding area.

A copy of this form must be signed by the Buyer and the Seller and filed with the City of Joliet. ***In most cases, Real Estate Transfer Tax stamps will not be issued until this form is signed and filed with the City of Joliet.*** This may prevent the Buyer from recording a deed to the property. The information provided by the Seller in this form is required to be accurate as of the date the form is signed.

Residential Real Estate Transfer Disclosure Ordinance

This Ordinance requires sellers of Residential Real Property to disclose certain information to prospective buyers prior to entering into a residential real estate sales contract.

DOES NOT APPLY TO:

COMMERCIAL AND INDUSTRIAL PROPERTIES
EXISTING HOMES
EXISTING RENTAL PROPERTIES

APPLIES TO:

The sale of Residential Real Property, which consists of property improved with a single-family residence, townhouse or condominium, which has not previously been occupied by the owner.

AND

The sale of vacant lots zoned for residential use located in a subdivision that have been record platted within 5 years preceding this sale.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS FORM, PLEASE CONTACT THE PLANNING DIVISION AT (815)724-4050
WEBSITE: www.cityofjoliet.info

CITY OF JOLIET RESIDENTIAL TRANSFER INFORMATION AND DISCLOSURE FORM

INFORMATION ABOUT THE PROPERTY

Mailing Address: _____ Zip Code: _____

County: _____ Township: _____ Municipality: City of Joliet

Joliet Councilmanic District No.: _____

Name of Subdivision: _____

Subdivision Unit: _____ Lot Number: _____

INFORMATION ABOUT PUBLIC SERVICES

Police, Fire, Ambulance and 911: City of Joliet

Garbage, Recycling, Yard Waste Collection: City of Joliet Contractor

Animal Control: Joliet Township Animal Control

School District(s): _____

Please contact the school district for names of schools.

<u>SCHOOL DISTRICT</u>	<u>PHONE #</u>
Elwood Community Consolidated School District 203	(815) 423-5588
Joliet Public School District 86 K-8	(815) 740-3196
Joliet Township High School District 204	(815) 727-6970
Laraway Community Consolidated School District 70C	(815) 727-5115
Minooka Community Consolidated School District 201	(815) 521-0251
Plainfield Community Consolidated School District 202	(815) 577-4000
Rockdale Public School District 84	(815) 725-5321
Troy Community Consolidated School District 30C	(815) 577-3795
Union School District 81	(815) 726-5218

Public Library: Joliet Public Library

Park District: Joliet Park District (815) 741-7275 Plainfield Park District (815) 436-8812

Post Office Branch Determined by Postal Code: Joliet - 60431, 60432, 60433, 60434, 60435, 60436
Plainfield - 60586 New Lenox - 60451 Lockport - 60441

INFORMATION ABOUT ZONING

Zoning of the Property Being Sold: _____

All Other Zoning Districts Within Subdivision: _____

All Land Uses Proposed or Approved Within Subdivision: _____

All Zoning Classifications of Property Adjoining or Across the Street from Subdivision:

North: _____ South: _____ East: _____ West: _____

All Current Land Uses of Property Adjacent to or Across the Street from Subdivision:

North: _____ South: _____

East: _____ West: _____

NOTE: *The Seller does not control the zoning or land uses of properties that it does not own.*

INFORMATION ABOUT THE SUBDIVISION HOMEOWNERS ASSOCIATION

Name or Proposed Name of Homeowners Association: _____
Name, Address, Phone of Management Company, if any: _____
Current Monthly Assessment: \$ _____ Other Association Charges? _____
What are the Fees for Using the Common Areas of the Subdivision? \$ _____
Approximate Date Common Areas Will Be Ready for Use? _____
What is the Association Responsible to Repair and Maintain? _____
When Does the Developer Transfer Control of the Association to the Homeowners? _____

NOTE: Monthly Assessments may increase after purchase.

INFORMATION ABOUT RESTRICTIVE COVENANTS

Do Restrictive Covenants Apply to the Property? (check one): ☐ No ☐ Yes Document No. _____
Who Enforces the Covenants? _____
Can the Covenants be Changed After the Property is Sold Without the Buyer's Consent? _____
How?: _____
Are Modular Homes Permitted in the Subdivision? _____

INFORMATION ABOUT STORMWATER DRAINAGE

Who Owns the Stormwater Detention Ponds? _____
Who Maintains Stormwater Detention Ponds? _____
The Following Lots Have Frontage on the Stormwater Detention Ponds: _____
Is Any Part of the Property Being Sold in the Floodplain? (check one): ☐ No ☐ Yes
Is Any Part of the Subdivision Located in the Floodplain? (check one): ☐ No ☐ Yes
Is any Part of the Property Being Sold in a Drainage Easement? (check one): ☐ No ☐ Yes
Where is the Drainage Easement Located? _____

INFORMATION ABOUT MAINTENANCE OF STREETS AND COMMON AREAS

Are All Streets in the Subdivision to be Maintained by the City of Joliet? (check one): ☐ No ☐ Yes
Name of All Private Streets in the Subdivision: _____
Who Maintains the Private Streets? _____
Who is Responsible for Snow Removal on Private Streets? _____
Name of Streets in Subdivision Currently Designed to Connect to Adjacent Subdivisions: _____
Who Owns the Landscaped Berms and Common Areas in the Subdivision? _____
Who Maintains the Berms and Common Areas? _____

INFORMATION ABOUT TYPICAL SELLER AND HOMEBUILDER RESPONSIBILITIES

In most cases the Seller pays all Real Estate Transfer Taxes.

Who pays the Transfer Taxes for this purchase? (check one) ☐ Seller ☐ Buyer

Estimated Amount of Transfer Taxes to be Paid by Buyer? \$ _____

The City of Joliet requires the Seller to install and pay for all public improvements, including roadways, streetlights, parkway trees, sidewalks, driveway aprons and drainage swales.

Is the Buyer responsible for any of these items? (check one): ☐ No ☐ Yes

Which improvements? _____

What is the Estimated Cost of the Public Improvements to be Paid for by the Buyer? \$ _____

SELLER:

DATE: _____

BUYER:

DATE: _____

REVISED: 04-20-10