

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 properly filed. This may prevent the Buyer from recording a deed to the property. This form is only required in connection with the sale of an attached or detached single family residence, townhome or condominium which has not been previously occupied by its owner as a residence or an unimproved lot which is zoned for residential uses and located in a subdivision any part of which has been record platted within the five years preceding sale. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE PLANNING DIVISION AT 815-724-4050.**

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 (check one): City of Joliet Contractor Private Contractor

Animal Control: _____

School District(s): _____
Name of Elementary School: _____
Name of Middle School: _____
Name of High School: _____

Public Library: _____
Park District: _____
Post Office Branch: _____

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: _____

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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:

BUYER:

DATE: _____

DATE: _____