



City of Lynwood
11330 Bullis Road
Lynwood, California 90262
310 603-0220
310-639-6957 Fax

In order to serve you better, please have a complete application and all the documentation required together with the application. (NO EXCEPTIONS)

1. **Application must be complete**
Incomplete applications will not be accepted.
2. **One Copy of the Grant Deed**
* Must show the current owner(s) name (old Grant Deed)
3. **The signature on the application must be original.**
NO COPIES OR FAXES
4. **Payment must be with Cash, Money Order, Cashiers Check ONLY.**
(Payable to City of Lynwood)

Starting July 2, 2006 (FEE: \$204.00) NO CHECKS

5. **If a representative is signing for the seller, such representative shall provide a notarized letter or power of attorney.**
6. **If any agreement between the buyer and seller, please submit a copy of this agreement attached with the application.**
*Must be a notarized letter with seller(s) and buyer(s) signature

****The report will be conducted within fifteen (15) working days (Monday thru Thursday) and shall be valid for a period not to exceed four (4) months from the date of issuance. The fee of the report is set by City Council Resolution No. 2006-066 at \$204.00. Each separate lot or parcel requires a separate report.**

If you have any questions, please call The Building and Safety Division-Development Services Department at (310) 603-0220 extension 289.



City of Lynwood
11330 Bullis Road
Lynwood, Ca. 90262
(310) 603-0220 extension 289
(310) 639-6957- Fax

PRE-SALE REAL PROPERTY REPORT

PRIOR TO ENTERING INTO AN "AGREEMENT OF SALE" OF RESIDENTIAL PROPERTY, THE OWNER, OR AUTHORIZED REPRESENTATIVE SHALL MAKE APPLICATION TO THE CITY OF LYNWOOD FOR THE REAL PROPERTY REPORT. (ORDINANCE NO. 1280)

In accordance with Ordinance No. 1280 of the City of Lynwood, I the owner/agent, hereby make application for the Real property report on the property described below.

The Development Services Department, shall review all pertinent city records and inspect from a position external to, or at pertinent entrance or window of residential building structures (garage and other non-residential structures may be entered during inspection), the subject premises, for the purpose of ascertaining compliance with relevant zoning regulations, and ascertaining that major structural addition, modification and alterations apparent during inspection have been made with the required permits. The records to be reviewed include those of utility change in order to ascertain delinquent utility bills.

The owner(s) applicant or his/her authorized agent(s) warrants that he/she has a fee ownership interest in the subject property and hereby gives permission to the city staff to perform an inspection of the subject property as described above.

The City of Lynwood disclaims any liability from the failure of such inspection and report to detect or disclose a building or zoning code violation as well as the existence of delinquent utility charge, and the city does not waive any rights, by preparing and issuing this report, to require at any time the full compliance with appropriate building and zoning codes or to require payment in full of any delinquent utility charges.

The seller of the subject property is required to deliver a copy of the report produced as a result of this report to any buyer prior to entering into any agreement for sale of the property. Proof of receipt of a copy of the report from the buyer shall be obtained by the owner or his authorized agent (on the receipt form provided with the report), prior to consummation of the transfer of title. Such receipt shall be returned to the

City of Lynwood, Development Services Department 11330 Bullis Road, Lynwood, Ca. 90262, ATTN: Building and Safety Division

The owner(s) and applicant(s) should be aware and understand that any violation identified during the inspection will require correction regardless of a change of ownership, or change of circumstance by the owner, the owner's agent, or other persons involved.

The report will be conducted within fifteen (15) working days (Monday thru Thursday) and shall be valid for a period not to exceed four (4) months from the date of issuance. The fee of the report is set by City Council Resolution No. 2006-066 at \$204.00. Each separate lot or parcel requires a separate report.



City of Lynwood
11330 Bullis Road
Lynwood, Ca. 90262
(310) 603-0220 extension 289
(310) 639-6957- Fax

APPLICANT STATEMENT

I have read and understand the attached conditions and, after completing the application form and paying the required fees, hereby request a property inspection and the issuance of a Pre Sale Real Property Report for the property described as

_____ Lynwood, Ca. 90262.

(ASSESSORS PARCEL NUMBER: _____)

OWNERS SIGNATURE

DATE

OWNERS SIGNATURE

DATE

IF YOU ARE SIGNING THIS SECTION AS AN AUTHORIZED REPRESENTATIVE, YOU MUST PROVIDE A NOTARIZED LETTER OF AUTHORIZATION OR POWER OF ATTORNEY FROM THE OWNER.

REPRESENTATIVE SIGNATURE

DATE

(REPRESENTATIVE) PRINT FULL NAME

1. Identify one (1) contact person only to work with city staff.

Name: _____ Telephone Number _____

{ } Agent { } Seller { } Buyer { } Other _____

2. Premises Vacant? YES / NO Access Key Code? _____

3. Are there any Dog(s) at the site ? YES / NO

4. How many existing Units ? _____

5. If Multiple units/Addresses ,please list them all.

INCOMPLETE APPLICATION WILL NOT BE ACCEPTED



City of Lynwood
11330 Bullis Road
Lynwood, Ca. 90262
(310) 603-0220 extension 289
(310) 639-6957- Fax

ESCROW INFORMATION

8. _____
Escrow Company Name _____ Escrow File Number _____
9. _____
Print Escrow Agent Name _____
10. _____
Mailing Address Number and Street _____ City, State, Zip Code _____
11. (H) _____ (W) _____ (CELL) _____ (FAX) _____
Telephone Numbers

BUYERS INFORMATION

12. _____
Print buyers(s) Full Name _____
13. _____
Mailing Address Number and Street _____ City, State, Zip Code _____
14. (H) _____ (W) _____ (CELL) _____ (FAX) _____
Telephone Numbers

BUYERS LISTING AGENT INFORMATION

15. _____
Real Estate Company Name _____
16. _____
Print Real Estate Agent Name _____
17. _____
Mailing Address Number and Street _____ City, State, Zip Code _____
18. (H) _____ (W) _____ (CELL) _____ (FAX) _____
Telephone Numbers