

**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:** \_\_\_\_\_