



City of Lynwood
Department of Development, Compliance &
Enforcement Services
11330 Bullis Road
Lynwood, Ca. 90262
(310) 603-0220

IN ORDER TO SERVE YOU BETTER, PLEASE HAVE A COMPLETE APPLICATION AND ALL THE DOCUMENTATION REQUIRED ALONG WITH THE APPLICATION.

APPLICATIONS WILL NOT BE PROCESSED AND REPORTS WILL NOT BE RELEASED, IF ANY DOCUMENTATION IS MISSING NO EXCEPTIONS

- Applications must be fully completed (Original wet signature's are required).
- Property must be in escrow. (If property is bank owned application may be submitted prior to opening of escrow)
- Must provide a copy of Recorded Grant Deed/Trustee's Deed (Articles of Incorporation needed if ownership is under Corporation or LLC and Trust Agreement needed if ownership is under a Trust)
- Bank owned properties representative must submit a copy of the listing letter.
- To prevent delays on report attach a copy of your active City of Lynwood business license along with the application. You may obtain City business license by calling (888) 602-0239 or <http://Lynwood.HdlGov.com>. (Listing agent only)
- If applicable, the authorized agent signing on behalf of the owner must provide a notarized letter of authorization or power of attorney along with the application.
- If property is Bank Owned, Foreclosed, Abandoned or Vacant must be registered with the City of Lynwood. (Property Registration fee \$250.00) (Ask for an application)
- Real Property Report fee is nonrefundable if any cancellation is requested.

Real Property Report Fee

\$230.44

Per Resolution #2011.116 July 1, 2011

NO ESCROW/ NO COMPANY/ NO PERSONAL CHECKS

Payment must be made with Cash, Money Order, Cashier Check, Debit card,
Visa or Master Card.

(NOTE: If paying with major credit card additional service fees may apply)

DO NOT SEND CASH BY MAIL

If you have any questions or need additional information, please call the Department of Development, Compliance & Enforcement Services at (310) 603-0220.

Open Monday through Thursday closed every Friday



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PRE SALE- REAL PROPERTY REPORT APPLICATION 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 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 structure may be entered during inspection), the subject premises, for the purpose of ascertaining compliance with relevant zoning regulations, and ascertaining that major structural addition, motion, modifications 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 disclaimed 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 waived 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 Owner(s) and applicant(s) should be aware and understand that any violation identified during the inspection will required corrections regardless of a change ownership, or change of circumstances by the owners, the owner's agent, or other person involved.

The report can take up to three (3) business work weeks to be completed (Monday thru Thursday) and shall be valid for a period not to exceed four (4) months from the date of issuance. The report fee is set by City Council Resolution 2011.116 at \$230.44 each separate lot or parcel requires a separate report.



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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 described as:

_____ Lynwood, Ca. 90262

(Assessors Parcel Number) APN: _____

* _____
Owner (seller) Signature Print Full Name Date

* _____
Owner (seller) Signature Print Full Name Date

If you are the representative of the owner (seller), you must submit a notarized letter of authorization or Power of Attorney . Bank own representatives, need to submit a copy of the listing agreement along with the application (no exceptions)

Print Full Name Signature Date

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

Name: _____ Tel: _____
E-mail _____
() Agent () seller () buyer () Agent Assistant () Other _____

2. Premises Vacant () Yes () No Access Code? _____

3. Are there any dog(s) at the site? () Yes () No

4. How many existing unit(s)? _____

5. If multiple units/Addresses, please list them all.:

OFFICE USE ONLY (NEED THE FOLLOWING DOCUMENTS)

- | | |
|---|--|
| 1. Need to check business license _____ | 6. Need to check for property registration _____ |
| 2. Need copy of grant deed _____ | 7. Need articles of Corp. _____ |
| 3. Need authorization letter _____ | 8. Listing Agreement _____ |
| 4. Need business license _____ | 9. Realtor Business License Expired- need to renew _____ |
| 5. Need Property Registration _____ | 10. Other _____ |



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PROPERTY OWNER (S) INFORMATION

COMPLETE INFORMATION IS REQUIRED

*

Print Owners(s) full name

*

Mailing Address number and street suite/apt no.

City State Zip code

*

E-mail address (print clear)

*

(w) (Cell) (fax)

LISTING AGENT INFORMATION

COMPLETE INFORMATION IS REQUIRED

All listing agents are required to have a Business License with the City of Lynwood.

The building Division will not release any reports if you do not have your City Business license on file.

* CITY BUSINESS LICENSE # EXPIRATION DATE

*

Print Real Estate Company Name

*

Print Real Estate Agent Full Name (must be the same agent on the City Business License)

*

Mailing Address number and street suite/apt no.

City State Zip code

*

E-mail address

*

(w) (Cell) (fax)



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ESCROW INFORMATION
COMPLETE INFORMATION IS REQUIRED

* _____ / _____
Print Escrow Company Name Escrow File Number

* _____ / _____
Print Escrow Officers Name closing date

* _____
Mailing Address number and street suite/apt no.

City State Zip code

* _____
E-mail address

* (w) _____ (Cell) _____ (fax) _____

BUYERS INFORMATION
COMPLETE INFORMATION IS REQUIRED

* _____
Print Buyer(s) Full Name

* _____
Mailing Address number and street suite/apt no.

City State Zip code

* _____
E-mail address

* (w) _____ (Cell) _____ (fax) _____



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BUYER'S AGENT INFORMATION
COMPLETE INFORMATION IS REQUIRED

*

Print Real Estate Company Name

*

Print Real Estate Agent Full Name

*

Mailing Address number and street suite/apt no.

City State Zip code

*

E-mail address

*

(w) _____ **(Cell)** _____ **(fax)** _____