



COMPLIANCE AGREEMENT AND DISCLOSURE (SELLER)

File No.: 24-0290

Property Address: 735 Maryland Avenue E, Saint Paul, MN 55106

The undersigned hereby agree to cooperate with Closing Hub in connection with any reasonable requests made subsequent to closing to correct errors made concerning this transaction, including but not limited to the execution or re-execution of documents. The undersigned further agrees to provide any and all additional documentation deemed necessary to effect this transaction.

The undersigned further agrees that in the event this agreement is enforced or attempted to be enforced by judicial process, Closing Hub shall be entitled to recover all reasonable costs, disbursements and attorneys' fees incidental thereto.

The undersigned confirm agreement to receive privacy notices electronically and acknowledge receipt of Closing Hub's Privacy Policy in accordance with applicable law.

THE UNDERSIGNED FURTHER ACKNOWLEDGE RECEIPT OF THE FOLLOWING TWO DISCLOSURES REQUIRED BY MINNESOTA STATUTE §507.45 AT LEAST FIVE BUSINESS DAYS BEFORE CLOSING.

1. CLOSING HUB HAS PROVIDED NOTICE OF ALL CLOSING FEES TO BE CHARGED AT CLOSING.
2. CLOSING HUB, OR ITS AGENT, ACTING AS REAL ESTATE CLOSING AGENT IN THE ABOVE TRANSACTION, HAS NOT AND, UNDER APPLICABLE STATE LAW, MAY NOT EXPRESS OPINIONS REGARDING THE LEGAL EFFECT OF THE CLOSING DOCUMENTS OR THE CLOSING ITSELF.

The undersigned certifies that:

1. There ☐ ARE ☒ ARE NOT any wells on the Property.
2. The property ☐ IS ☒ IS NOT subject to an Association.
3. Seller(s) ☐ HAS ☒ HAS NOT received notice of any pending special assessments or notice of hearing for a new improvement project, the costs of which may be assessed against the property, from any assessing authority that has not been disclosed to Buyer(s) in writing.
4. A filing for Homestead Classification ☐ WAS ☒ WAS NOT completed. Therefore the current year's taxes will be ☒ HOMESTEAD ☐ NON-HOMESTEAD.

In the event the current year's property taxes are not yet available from the County Treasurer, the undersigned understand and agree to base the tax proration on last year's actual property tax amount or on the tax estimate received from the County. This is a full and final settlement of the tax proration.

In the event the taxes are non-homestead, Seller(s) agree that the fees due in connection therewith reflected on the Settlement Statement constitute a full and final settlement of this issue and that no additional adjustments will be made should the non-homestead portion exceed this settlement amount. The undersigned acknowledges that Closing Hub does not guarantee the accuracy of the seller certification regarding homestead and any discrepancies in the homestead tax credit must be resolved between the Seller and Buyer through options allowed by law.

As a requirement of closing, Seller is obligated to payoff liens and/or mortgages. Closing Hub will obtain payoff figures based upon information provided by Seller. The acceptance of the payoff of figures by the lien holder/mortgage company is NOT guaranteed by Closing Hub. The undersigned agree to immediately pay any additional funds necessary to satisfy the liens/mortgages against them, including but not limited to: additional interest, escrow account shortages, late fees, foreclosure fees, legal fees or accounting errors. If the undersigned dispute the accuracy of any additional funds required to pay off the liens/mortgages, the undersigned agree to pay the additional funds immediately and settle the dispute after the lien/mortgage has been released. Seller is responsible for canceling any withdrawal arrangements with their lender.

Seller agrees to pay all special assessments, real estate taxes, liens and utilities association with the property as agreed upon in the Purchase Agreement and to indemnify and hold Closing Hub harmless from the same. Seller also acknowledges and accepts full responsibility for compliance with all municipality requirements, including but not limited to, point-of sale inspection requirements and/or code compliance regulations and agrees to indemnify and hold Closing Hub harmless from the same. Seller hereby confirms that no additional advances on credit lines attached to the property have been made since the date of the payoff statement used for closing.

The undersigned acknowledges that Closing Hub receives written or verbal information on assessments from the City, County and vendors who supply the information. Closing Hub does not guarantee the accuracy of the assessment information received. If the assessment information received is inaccurate, the undersigned agrees to cooperate with all parties and pay all assessments as agreed upon in the Purchase Agreement.

Seller acknowledges and assumes full responsibility to promptly pay final water/sewer/garbage bill and to make arrangements as necessary for final readings.

Seller acknowledges that Closing Hub is an affiliate of Kris Lindahl Real Estate.

Seller(s):

Latin Amigos Remodeling Corp

BY: 

Carlos Zhagui
Chief Executive Officer

5/3/2024
Date

procontractormn@gmail.com
Email Address

Forwarding Address

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Minneapolis, MN 55408

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