

HOME SALE CERTIFICATE SAMPLE WAIVER LETTER

**A COMPARABLE LETTER MUST BE SUBMITTED BY THE BUYER'S ATTORNEY ON
LAW FIRM LETTERHEAD**

(Date)

Mr. Thomas Paun, Construction Official
Township of North Brunswick
710 Hermann Road
North Brunswick, NJ 08902

RE: (Buyer's name FROM Seller's name)
(Property Address)

Dear Mr. Paun:

Please be advised that I represent the buyer(s), _____, for the purchase of the above referenced property.

The seller's, _____, is/are unwilling to apply and satisfy the Home Sale Certificate regulations as required by the municipality for closing on the sale of the home.

Therefore, the buyer(s), _____, is/are accepting responsibility to apply for and secure the Home Sale Certificate.

The buyer is accepting responsibility for compliance with all codes and ordinances including obtaining all applicable construction permits and approvals pursuant to municipal requirements and the Uniform Construction Code (UCC). Making repairs and bringing to compliance outstanding permits and inspection failures is the only work that may be done prior to the issuance of the Home Sale Certificate. Other than minor work, if my client is renovating the property, it is understood that the home cannot be occupied until the issuance of a Home Sale Certificate.

Accordingly, we request that the township grant a waiver for the requirement of a Home Sale Certificate prior to closing to provide additional time to correct outstanding code issues.

(Attorney name and signature)

(Buyer's name and signature with Notary Public)

