

EXHIBIT “B”

311.06 REQUIREMENTS UPON SALE OF PROPERTY; DUTY OF SELLER AND ESCROW AGENT; BUYERS RIGHTS

- (a) No person, agent, firm or corporation shall sell by deed, land contract or otherwise transfer any interest in any property served by Berea water, without furnishing the buyer prior to such sale, a statement from the City setting forth the current status of the water account, and when an escrow has been established, depositing in escrow prior to delivery of possession or transfer of title a statement from the buyer acknowledging the receipt of this document and accepting responsibility for all future water bills in accordance with these Codified Ordinances. The City shall, from time to time, establish a reasonable fee to be charged to any person, firm or corporation for a status report of any water and/or sewer bill for any such property.
- (b) No person, agent, firm or corporation acting in the capacity of an escrow agent in any real estate transaction involving the sale of any premises which is supplied with City water, shall disburse any funds without complying with this section.
- (c) A conviction under this section shall not be a bar to the rights of a buyer to recover, by civil suit from the seller, real estate agent or broker or escrow agent for the amounts of water supplied, to the previous owner and paid by the buyer, either prior to or after the closing of such purchase and sale transaction.