

[date]

Client: John Doe
Matter: Purchase of __, CT

Re: Waiver of Municipal Search during COVID-19 Closures

To Client:

This letter confirms certain terms upon which [firm/ attorney] has agreed to proceed with the closing of your purchase of certain real property known as _____, ____, Connecticut (the “Purchase”) during a time when we are unable to obtain/ complete a search of the municipal records (the “Municipal Search”).

As you know, we recommend that all our purchaser clients obtain a Municipal Search of the town’s various departments in order to determine if there are any violations and in order to obtain as much information as we can about the property you are purchasing. However, due to town hall closures during the COVID-19 pandemic, we are unable to obtain a [complete] Municipal Search on your behalf. The information in a Municipal Search includes, but is not limited to, a request for town records from the following departments:

- Public Works
- Building Department
- Planning and Zoning Department
- Health Department
- Fire Marshal’s Office

When you re-sell your property, future buyers will in all likelihood obtain a municipal search and any issues discovered therein would be your responsibility to address. If you try to do work on your property, you may be prohibited from doing so if your property is in violation of municipal regulations.

By signing below, you acknowledge that you have read the above, that you understand the risks of proceeding to closing without said Municipal Search, and that you have decided to proceed to closing regardless. You agree to assume all liability for any municipal issues on the property that are discovered after the date of closing.

In order to close on your Purchase without the Municipal Search, you are providing us with your written consent and waiver by signing below.

Very truly yours,

[FIRM NAME], LLC

AGREED:

DATE:_____

DATE:_____