

(On title company's letterhead)

LETTER OF COMMITMENT

Date:

To: City of Aurora Engineering Department

From: " Title Company "

Re: Escrow Letter / " Property Address "

Our title company is acting as escrow agent for the closing of the property referenced above. At the time this transaction closes, we have agreed with the seller, (Name of Seller) to reserve in an escrow account (Total Dollar Amount of All Incomplete Items) from the seller's proceeds for the completion of final grading and lot inspection.

If the work noted above is not completed in accordance with that section of the City Code governing this work, upon demand by the City of Aurora, the funds held in this escrow shall be disbursed to the City of Aurora. It is understood that the City of Aurora, will make the sole determination as to the completion and acceptance of the work. The Seller's agent's signature below indicates acceptance of these conditions, and wavier of any dispute which might arise concerning this issue.

The issuance of a Final Certificate of Occupancy by the City of Aurora shall be considered as satisfaction of the requirements of the City's Ordinance and authorization to (Closing Agent) to release said funds to (Name of Seller).

Title Company's Agent: _____

Seller's Agent: _____ Date: _____