



ESCROW AGREEMENT FOR REPAIRS OR IMPROVEMENTS

RE: Property Address: 1545 Minnie Avenue, Orono, MN 55364
Property ID No.: 08-117-23-33-0066
Escrow File No.: 2400519
Date of Closing: 9/4/2024

It is hereby agreed by Omni Financial Fund MN, LLC (hereinafter Purchaser) that in order to proceed with the closing the following sum will be held in escrow by Stewart Title Company (hereinafter Escrow Agent) as Escrow Agent for completion of the following items for repairs or improvements on the above property, per the requirements of the City.

Sewer Disconnect and Cap

Amount Held \$880.00 (\$800.00 Estimate plus 10% Per the City of Orono)

Repairs: As detailed in the agreement with the City.

Purchasers acknowledge that the improvements to be made on the above property have not been completed and that Escrow Agent has no obligation to determine that such improvements will be completed. Borrowers agree that the above sums are to be held in escrow for the completion of the above described listed items only, and Borrowers agree that except for the above listed items, they accept the premises in their present condition.

Purchasers agree to complete or have completed the above items in a good and workmanlike manner on or before the date(s) specified above, or such subsequent date as may hereafter be approved by City and will notify City upon completion in order that the City may inspect the property and authorize disbursements of funds held in escrow. It is expressly understood by Borrowers that City will authorize disbursement of escrowed funds either in whole or in part, at their discretion, when one or more items have been completed to the satisfaction of City. Purchasers have no power to revoke such authority.

In the event the cost of completion exceeds the amount of funds in escrow, Purchaser shall complete the project in accordance with the agreement with the City.


Any inspection fees, recording fees, or Tract Index Search fees in connection with this escrow are the responsibility of the purchaser and the payment of such fees will be taken from the funds deposited herewith prior to the disbursement of funds for the Items to Complete shown above.

It is understood and agreed that any money deposited herewith shall be held in a NON-INTEREST BEARING FIDUCIARY ACCOUNT. Purchasers do hereby indemnify and save harmless Escrow Agent against all cost, damages, attorney’s fees, expenses and liabilities which they may incur or sustain by reason of any action taken in good faith and with due care in connection with these instructions or the escrow created hereby, or any Court action arising therefrom and will pay same upon demand. Escrow Agent shall have the right to deduct such items from escrowed funds being held by it and retain them for its own account or disburse them to Lender as appropriate.

After the payments authorized by the above agreement have been made, any funds left in the escrow account shall be paid to ☐ Seller(s) ☒ Borrower(s) (check one) at the following address:

9145 Lakeside Dr, Victoria MN 55386

Omni Financial Fund MN, LLC

Signed by:
By: 
B32AF0553BB1444...
Kimberly Jilek, Owner

612-749-0199

Phone No.

NOTE: If a portion of remaining escrow funds are to go to an ex-spouse or another party, please include their names, addresses and phone numbers - and also state how the funds are to be divided.

The terms and conditions of this escrow agreement are fully approved and accepted by the undersigned, and the undersigned shall be liable only as escrow holder herein.

Dated: _____, 2024

Julaine Setter

Certificate Of Completion

Envelope Id: 35E8650E3C8D4A449297C48315130C26

Status: Completed

Subject: FOR SIGNATURE! Escrow Agreement for Repairs or Imprv City MN.pdf

GF#:

Source Envelope:

Document Pages: 1

Signatures: 1

Envelope Originator:

Certificate Pages: 2

Initials: 0

Julaine Setter

AutoNav: Enabled

1360 Post Oak Blvd #100

Envelopeld Stamping: Disabled

Houston, TX 77056

Time Zone: (UTC-06:00) Central Time (US & Canada)

Julaine.Setter@stewart.com

IP Address: 163.116.140.94

Record Tracking

Status: Original

Holder: Julaine Setter

Location: DocuSign

9/3/2024 12:35:49 PM

Julaine.Setter@stewart.com

Signer Events

Kimberly Jilek

KimberlyJ@OmniFinancialFund.com

Security Level: Email, Account Authentication
(None)**Signature**

Signed by:


B32AF6553BB1444...**Timestamp**

Sent: 9/3/2024 12:38:02 PM

Viewed: 9/3/2024 1:21:52 PM

Signed: 9/3/2024 1:23:08 PM

Signature Adoption: Pre-selected Style

Using IP Address: 63.229.211.113

Signed using mobile

Electronic Record and Signature Disclosure:

Accepted: 9/3/2024 1:21:52 PM

ID: 8803b7bf-71e3-455d-9e14-4183936b2677

Company Name: Stewart Title Company

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

9/3/2024 12:38:02 PM

Certified Delivered

Security Checked

9/3/2024 1:21:52 PM

Signing Complete

Security Checked

9/3/2024 1:23:08 PM

Completed

Security Checked

9/3/2024 1:23:08 PM

Payment Events**Status****Timestamps****Electronic Record and Signature Disclosure**

All communications in either electronic or paper format from Stewart to you will be considered “in writing.” If you prefer, you may receive information and sign Transaction documents by electronic means. To do this, Stewart requires your general consent to use Electronic Communications and Electronic Signatures in connection with Transaction. You can consent to receive these materials electronically using e-mails and Electronic Communications by signing below. Please know that you are not obligated to sign electronically; electronic signatures are for your convenience.

You have the right to have any Transaction document and communication provided in paper form by contacting Stewart.

You have the right to withdraw your consent by contacting Stewart. Further contact details are provided in the attached consent form. However, any documents you signed electronically before you withdrew your consent will be considered legally valid and enforceable.