



TERMS AND CONDITIONS

1. All bids shall be for the property "**As Is, Where Is, And With-out Conditions**".
2. All payments must be made by certified check, money order, or cashier's check. No personal checks will be accepted.
3. The bid payment must equal a minimum of ten percent (10%) of the bid amount as earnest money.
4. The successful bidder's earnest money shall be non-refundable.
5. The unsuccessful bidder's earnest money will be returned within 15 days of the public opening.
6. All bidders must use the Waupaca County Bid Form.
7. All bidders must have their properly marked and sealed bid envelope received by the Waupaca County Clerk by the date and time indicated in the Sale of Tax Deed Property published in the Counties current paper of record.
8. Bidder shall submit one bid form per envelope.
9. The successful bidder must remit final payment within 30 days of acceptance by Waupaca County. A Quit Claim Deed will be issued at the time of final payment.
10. The successful bidder will be responsible for the \$30.00 recording fee to record the Quit Claim Deed.
11. If successful bidder or bidder's lender desires title insurance, such may be purchased at bidder's expense.
12. The successful bidder will be subject to real estate taxes, special assessments, or special charges, which may be due now or in the future to the local municipality. You can check with the local municipal clerk on possible special assessments and/or charges. All prior years' taxes have been paid by Waupaca County.
13. The successful bidder may be subject to homeowners' association and/or condo association dues that are due now or in the future.
14. Waupaca County reserves the right to waive any irregularities and informalities in bids submitted to it.
15. Waupaca County may accept the bid most advantageous to it.
16. Waupaca County reserves the right to reject any and all bids in its discretion in determining the bid most advantageous to it. Waupaca County, in the exercise of its discretion may, but is not obligated to, consider the following factors, among others, without priority:
 - Current use of the property.
 - Proposed use of the property.
 - Impact of sale on existing use of the property.
 - Benefit of the sale to the public welfare and interest.
 - Whether the property remains subject to real estate taxes.
 - Economic impact of the area, including job or business expansion.
 - Monetary amount of bid.