

## **ALL BIDDERS ARE REQUIRED TO READ AND UNDERSTAND THESE TERMS**

### **AUCTION**

- The auction will be conducted via the Bid4Assets Internet website.
- Bids will not be accepted by the Ada County Treasurer's Office, except via Bid4Assets.
- Bidders interested in offline bidding options should call Bid4Assets at 1-877-427-7387.
- The auction will begin on Friday, July 26, 2019 at 11:00 AM ET (9:00 AM MT) and the auction will close on Monday, July 29, 2019 at 10:00 AM ET (8:00 AM MT).
- One single \$250 deposit (plus a \$35 processing fee) is required to participate in the Ada County auction. This \$250 deposit allows the registered bidder to bid on all Ada County auction assets. Your deposit must be a certified check or wire transfer and received by Bid4Assets no later than 4:00 PM ET (2:00 PM MT) Tuesday, July 23, 2019.
- The asset information for each property may be updated at any time and will not be finalized until the day of the sale.
- Please read all due diligence material and check spreadsheets for updates.
- The Ada County Treasurer reserves the right to cancel the sale of property at any time.

### **BIDDING**

- **CAUTION: INVESTIGATE BEFORE YOU BID-** Bidders are required to conduct any research of due diligence they wish to conduct prior to submitting a bid. Bidders are **STRONGLY** encouraged to investigate the subject property to ensure of all aspects of the property.
- A bid is an irrevocable offer to purchase a property.
- A bid accepted is a binding contract.
- A bidder is legally and financially responsible for all properties bid upon whether representing one's self or acting as an agent.
- The Ada County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder.
- If a buyer fails to pay the balance due, the buyers forfeit their deposit, will have no rights to the property and may be banned from participating in future auctions.

### **PROPERTIES**

- These properties were deeded to Ada County for the delinquent real property taxes and are offered for sale as required by §31-808 Idaho Code.
- Any legal description of the property provided is based upon information provided to the Ada County Treasurer by the Ada County Assessor and is presumed to be correct.

### **CONDITIONS AND DISCLOSURE**

- These properties are offered for sale AS-IS and WHERE-IS.
- Purchasers release the Ada County Treasurer and County of Ada, Idaho, from all liability whatsoever arising from a condition of the properties, whether now known or subsequently

discovered, including but not limited to, all claims based on environmental contamination of the property, if any.

- The Ada County Treasurer makes no representation or claims as to fitness for purpose, ingress/egress, conditions, covenants, or restrictions.
- There are no warranties, express or implied, regarding properties offered.
- The Ada County Treasurer assumes no liability for any other possible liens, I.R.S. tax liens, encumbrances, or easement, recorded or not recorded which were not canceled by the taking of tax deed of the property under Idaho Code.
- These properties are subject to any applicable state, county or local zoning or building ordinance.
- The Ada County Treasurer does not guarantee the usability or access to any of these properties.
- It is the responsibility of the prospective purchaser to do their own research as to the use of the properties for their intended purpose and to inspect the property personally to determine if it will be suitable for the purposes for which it is purchased.

### **WINNING BIDS**

- Successful bidders shall be asked to complete a deed information form showing how they want the title to the property to be held.
- The deed information form will be provided to the winning bidders and must be completed within 48 hours following the close of the auction.
- All bids and final payments will be handled through direct payment to Ada County Treasurer, PO Box 2868, Boise, ID 83701, in the form of a cash, cashier's check, or wire transfer.

### **QUITCLAIM DEEDS**

- A Quitclaim Deed will be issued and recorded by the Ada County Treasurer.
- The Quitclaim Deed will convey only such title as is vested in the County of Ada under the tax deed process according to Idaho law.

### **TITLE INSURANCE**

- Title insurance companies may or may not issue title insurance on properties sold.
- The Ada County Treasurer makes no representations regarding the availability of title insurance policies for any of the properties.
- Unavailability of title insurance is not grounds for reconveyance to the Ada County Treasurer.
- After purchase, a purchaser may incur legal costs for a quiet title action to assert rights of possession or to satisfy the requirements of a title company in order to obtain title insurance.

**ALL SALES ARE AS IS, WHERE IS, AND FINAL. THERE ARE ABSOLUTELY NO REFUNDS.**

**TERMS OF SALE ARE SUBJECT TO MODIFICATION PRIOR TO THE COMMENCEMENT OF THE SALE.**