

ONLINE SALES – TERMS AND CONDITIONS

BEFORE YOU BUY

1. All units will be sold on an "as-is" basis. **Note: Some units may contain multiple parcels.** The Mohave County Board of Supervisors strongly recommends that all persons interested in the subject units contact the Mohave County Development Services Department at (928) 757-0903 to determine basic zoning requirements applicable to said units. Units failing to meet applicable zoning regulations may be ineligible for building permits.
2. No warranties or representations are made as to property conditions, including, but not limited to availability of water, utilities, irrigation, sewers, access, ingress, street or road maintenance, zoning, applicability of a subdivision plat, suitability for building, flood plain status, or any other physical characteristic relating to the property. Bidders are responsible for making these determinations.
3. Certain title companies may, at their discretion, refrain from offering title insurance for these units in connection with a re-sale. Potential buyers are advised to consult with their title companies or legal advisers regarding this issue. **All sales are final. No refunds will be issued.**

NOTICE OF AWARD

Successful bidders will receive a Notice of Award by email from PublicSurplus.com upon close of the sale on **Friday, March 7th, 2025.**

GRANTEE/DEED INFORMATION

1. For the purpose of recordation of the deed, deeds will be issued in the name and mailing address of the successful bidder as registered with Public Surplus.
2. If the successful bidder wishes to take title with a different name/address than their registered name/address, a completed **BIDDER/DEED INFORMATION FORM** and any other required documentation must be received by the Mohave County Treasurer's Office no later than **Friday, March 21st, 2025.**
3. If the **BIDDER/DEED INFORMATION FORM** is not submitted timely, is incomplete, or is missing any **ADDITIONAL** required documentation, the deed will be issued using the successful bidder's registered name (per Public Surplus records) as the Grantee.
 - a. To record the Grantee Name(s) under Joint Tenancy, Community Property, etc., the Mohave County Recorder requires an original notarized **ACCEPTANCE CLAUSE** for **EACH** parcel.
 - b. If multiple parcels were purchased, copies of the original notarized form are acceptable if each grantee physically writes, in blue ink, "Signed for recording purposes:" and signs and dates each copy.
 - c. The completed **ACCEPTANCE CLAUSE(S)** (original and copies) must be received by the Mohave County Treasurer's Office no later than **Friday, March 21st, 2025:**
Mohave County Treasurer's Office
ATTN: Treasurer Projects
PO Box 712
Kingman, AZ 86402
4. **LATE SUBMISSIONS OR CHANGES REQUESTED AFTER THE DEADLINE WILL NOT BE ACCEPTED.**

PAYMENT INFORMATION

1. Payment for an awarded bid must be received no later than **Friday, March 14th, 2025.**
 - a. PayMac, a third-party payment processing company, receives and processes all payments for Mohave County Board of Supervisors.
2. There will be **NO** partial payments allowed for an auction. All auctions must be paid in full

according to the specified payment process.

- a. For example, successful bidders WILL NOT be able to pay partially for an auction by credit card and pay the remainder by another payment method, such as a wire transfer.
3. If full payment is not timely received, the Mohave County Board of Supervisors may cancel that sale and accept the next highest bid. Payment for an awarded next highest bid must be received no later than **Friday, March 21st, 2025**. If the next highest bidder wishes to take title with a different name/address than their registered name/address, a completed **BIDDER/DEED INFORMATION FORM** and any other required documentation must be received by the Mohave County Treasurer's Office no later than **Friday, March 21st, 2025**.
4. Payment may only be made online by credit card or wire transfer. **NO CASH, CHECKS, OR MONEY ORDERS WILL BE ACCEPTED.**
5. If paying with a credit card, follow the instructions below. The credit card limit per transaction is \$4,000. For transactions over \$4,000, follow the instructions under PAYMENT BY WIRE TRANSFER.

PAYMENT BY CREDIT CARD

1. Login to the Public Surplus site.
 - a. Select "**My Stuff**" and then select "**Past Bids**". Select the description of the auction and then select the "**Pay Online**" link located on the right-hand side of the screen.
2. After completing the transaction and payment has cleared, a receipt will be emailed.

PAYMENT BY WIRE TRANSFER

For payments over \$4,000, a wire transfer is required. For wire transfer instructions, email support at buyersupport@publicsurplus.com or request the instructions via live chat. A wire transfer can take up to two (2) business days to be received and posted. Follow the instructions exactly to allow for prompt payment. Depending on the financial institution, additional wire transfer fees may apply. After payment has cleared, a receipt will be emailed.

DEEDS

1. Within 90 days after the sale, the Mohave County Board of Supervisors will execute, record, and deliver to the purchaser a Quit Claim deed conveying the title of the state in and to the purchased property free of all county held tax liens (existing easements remain). Back taxes due on the parcels purchased at the auction will be eliminated when the new deed is recorded. **NOTE: Future taxes on the parcel are the responsibility of the purchaser.**
2. For grantee name and mailing address recordation requirements, refer to GRANTEE/DEED INFORMATION section provided on page 1.

ADMINISTRATIVE FEE

A \$40 administrative fee will be added to the final sale price of each auction for processing and recording deeds. For auctions containing more than one (1) parcel, \$40 will be added for each parcel in that auction.

BUYERS PREMIUM

A buyers premium of 8.5% will be added to the final sale price with a \$1 minimum charge per auction for payment collections. This premium, if applicable, will be visible during the bidding process and added to the total bid.

DEFAULT

1. Default shall include (1) failure to observe these terms and conditions; (2) failure to make good and timely payment.

- a. Default may result in suspension from participation in future sales. If payment is not timely received, the Mohave County Board of Supervisors may cancel that sale.

ACCEPTANCE OF TERMS AND CONDITIONS

By submitting a bid, the bidder agrees that the bidder has read, fully understood and accepted these **ONLINE SALES – TERMS AND CONDITIONS**, and agrees to pay for the property, if the bid is accepted, by the dates and times specified.