

# Clark County Treasurer

## Purchaser's General Information and Disclosure for Real Property

**REGISTRATION:** There is a \$5,000.00 deposit and a \$35 non-refundable Bid4Assets processing fee per bidder to participate in the auction.

The deposit will be refunded by Bid4Assets to unsuccessful bidders within 10 business days after the auction date. The deposit of a successful bidder will be credited against the purchase price. Should a successful bidder default on a purchase, the deposit will be forfeited to the County, and bidder will be banned from future auctions.

**INVESTIGATE BEFORE YOU BID:**

**All properties are sold AS IS and all sales are final.** The County makes no representations, guarantees or warranties regarding the physical condition or stability of any of the parcels being auctioned, the existence of hazardous materials on or under the surface of the parcels, the suitability of the property for the bidders purposes or for any other purpose. The properties are being conveyed subject to existing covenants, conditions, restrictions, reservations, rights-of-way, easements, and any other possible encumbrances. The County is making no representations, guarantees, or warranties regarding any liens or encumbrances that currently exist or may exist in the future on any parcel. It does not guarantee access to the property. It is your responsibility to perform due diligence on all parcels and make any independent investigation you deem necessary. **Any personal property, such as mobile homes or equipment on the property, is not a part of the sale unless noted otherwise.** The County's sole purpose for the sale is to recover the delinquent taxes.

The Internal Revenue Service (IRS) has the option of redeeming after sale, up until 120 days, any property on which there is an IRS lien recorded. The IRS must pay the actual amount paid for the property by the purchaser plus 6% per annum interest from the date of the sale.

**MINIMUM BID:**

The minimum bid amount includes, but is not limited to, taxes, penalties, interest, and costs legally chargeable against the property. The amount may also include liens related to delinquent sanitation/reclamation, sewer, special improvement district assessments, nuisance abatements and other like or related charges. **Not all liens are satisfied by a tax auction. Some liens and other encumbrances may remain.**

Note: The County is not liable for the failure of any device that is not owned, operated, and managed by the county, which prevents a person from participating in any sale. “Device” includes but is not limited to; computers and other equipment to access internet, hardware, networks, software applications, and web sites.

You must be at least 18 years old to bid.

**The winning bidder agrees to pay a buyer’s premium of 10% with \$100 minimum in addition to the winning bid amount.**

**TITLE COMPANIES:**

The County does not provide the purchaser with a title insurance policy. Many title companies may not issue their policy of title insurance on a Tax Deed to the Purchaser. You are encouraged to consult with the title company of your selection.

**ISSUANCE OF DEED:**

The Treasurer’s Office will issue a Quitclaim Deed to the successful bidder name which must be in the name of an individual and not a company name, LLC or Trust. The Treasurer’s Office will record the deed within 30 days of the auction date. Upon completion of the recording process, the original deed will be mailed to the new owner. If you wish to change the ownership name, it will be your responsibility to record a separate document.

**Questions regarding the tax auction can be directed to the  
Clark County Treasurer’s Office at (702) 455-3072.**