

**SHARON A. MARTIN
REGISTER OF DEEDS**

432 E. Washington St, Room 2084, West Bend, WI 53095-7986
Phone: 262-306-2225 Fax: 262-335-6866
sharon.martin@co.washington.wi.us

**Washington County Register of Deeds
Daily LandShark Internet Access and Escrow Account
Terms of Use Agreement**

This agreement made and entered into this ____ day of _____,
in the year _____, by and between the Washington County Register of
Deeds (WCROD) and

Company Name _____
Street Address _____
City/State/Zip _____
FEIN # _____
Telephone _____
Fax _____
Email _____

1. WCROD agrees to furnish internet access to the real estate grantor/
grantee indexes and images through the Washington County LandShark
Website. The information and services available at this site come from
the WCROD office and are made available only by subscription and
establishing an escrow account.
2. The information is not to be construed as true and complete. It is a
representation of the public record or county databases and information
systems, and is subject to error, omission and future modification or
enhancements. Company shall receive notice of computer problems that
may affect access to this website in a timely manner.
3. The Company agrees to maintain the confidentiality of personally
identifiable information found on this site. Specifically, names of persons
or property owner names may not be redistributed, republished or
disclosed to non-users of the site.

4. The Company agrees to refrain from selling copies of this information. Copies of individual reports or documents may be provided to certain Company customers if such copies are used in the course of the Company's normal business and if the source of the information is provided to the recipient (either verbally or in writing). Any such copy must protect the confidentiality of individuals mentioned in the information copied unless the copy is for the person identified in the record as verified through a photo ID. WCROD remains the custodian of all records contained on the system and any open records requests for such information should be sent to the WCROD.
5. The Company is responsible for all persons using the Company login. The Company must provide WCROD with the names of all persons using the Company login and agrees to notify the WCROD of any changes. For any reason an employee quits or is terminated, the Company must notify the WCROD within 24 hours. WCROD reserves the right to change the Company's password or login information for any reason, as the WCROD deems sufficient.
6. The initial term of this agreement shall commence as of the first day of access being provided by the WCROD. The initial subscription fee shall be calculated by the first day of access to December 31 and adjusted accordingly, based on the \$500 yearly subscription fee to the nearest quarter (\$125 per quarter). Subsequent terms shall be for one year, beginning January 1 through December 31. No refunds shall be given on the subscription fee. Unless canceled by either party as provided herein, this agreement shall be automatically renewed upon like terms, except for fees, for subsequent one-year terms. The yearly subscription will be invoiced in December and must be paid by January 1. If either party decides to exercise its right not to renew this agreement, it must do so in writing prior to July 1 of any given year. Cancellation shall not relieve a party of its obligations incurred prior to the effective date of the cancellation.
7. The fees for Daily LandShark Internet Subscription Access and Escrow Account are as follows:
 - § Yearly non-refundable subscription fee of \$500, payable by January 1 of any given year.
 - § Escrow account must be established with a minimum of \$100, and replenished accordingly.

§ Images available for viewing at the statutory \$2 for the first page, \$1 for each additional page, and charged against the established escrow account.

§ Indexes available at no charge.

8. WCROD reserves the right to change these terms and conditions at any time, or to modify or discontinue services without notice or liability and for any reason the WCROD deems sufficient.
9. The Company must agree to abide by all disclaimers posted on the website. Disclaimers may change from time to time without notice or liability.
10. Any disputes arising from the use of this website and/or data are governed by the laws of the State of Wisconsin and Washington County and venue for resolutions of any actions or disputes that may arise shall be in Washington County. The laws of the state of Wisconsin shall apply to all uses of this data and this system. All parties stipulate that any litigation will be tried before the Circuit Court of Washington County sitting without a jury.

Signed: _____ Date: _____
(print name)

Phone: _____

Email: _____

COMPANY CONTACTS

Please provide the names, phone numbers, fax numbers, and email addresses for two staff persons who will serve as a point of contact.

COMPANY NAME:

Contact 1:
Name:
Phone:
Email:

Contact 2:
Name:
Phone:
Email:

SYSTEM USERS:

Please provide the names of any additional staff that will use the WCROD LandShark Website.

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

Please make checks payable to:
Washington County Register of Deeds

Send the completed Terms of Use Agreement and escrow payment to:
Washington County Register of Deeds
432 E Washington Street
West Bend WI 53095

To be completed by Washington County

COMPANY LOG IN:
ASSIGNED BY/DATE:
BILLING BY/DATE: