

**Dodge County Register of Deeds
LandShark Online Subscription Access
Terms of Use Agreement**

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

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

1. Dodge County Register of Deeds agrees to furnish internet access to the real estate grantor/grantee, tract indexes and document images through the Dodge County LandShark Website. The information and services available at this site come from the Dodge County Register of Deeds 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. Dodge County Register of Deeds remains the custodian of all records contained on the system and any open records requests for such information should be sent to the Dodge County Register of Deeds.
5. The Company is responsible for all persons using the Company login. The Company must provide Dodge County Register of Deeds with the names of all persons using the Company login and agrees to notify the Dodge County Register of Deeds of any changes. For any reason an employee quits or is terminated, the Company must notify the Dodge County Register of Deeds within 24 hours. Dodge County Register of Deeds reserves the right to change the

Company's password or login information for any reason, as the Dodge County Register of Deeds deems sufficient.

6. The term of this contract shall be from _____ through December 31, _____. At the option of the Buyer it may be renewed, subject to the provisions of the County as they pertain to the charges and other conditions of this contract, for additional one (1) year increments. The County reserves the right to withdraw from the provision of this service at the end of any calendar year. If the Buyer decides to exercise its right to renew this contract, it shall so inform the County in writing at least thirty (30) days prior to December 31. If the County decides to exercise the right to withdraw from this contract, it will do so by written notice to Buyer at the address above at least thirty (30) days prior to December 31. Said written notice can be hand carried or mailed to Buyer and if mailed will be deemed to have been received within three (3) working days.
7. The fees for Daily LandShark Internet Subscription Access and Escrow Account are as follows:
 - Monthly non-refundable subscription fee of \$_____, payable by the 1st of each month.
 - Escrow account must be established with a minimum of \$25.00, and replenished accordingly.
 - Images not available for viewing through LandShark are 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. Dodge County Register of Deeds 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 Dodge County Register of Deeds 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 Dodge County and venue for resolutions of any actions or disputes that may arise shall be in Dodge 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 Dodge County sitting without a jury.

Signed: _____ Date: _____

(print name)

Please make checks payable to: **Dodge County Register of Deeds**

Send the completed Terms of Use Agreement, subscription and escrow payment to:

Dodge County Register of Deeds
127 East Oak Street
Juneau, WI 53039-1391

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: | Contact 2: |
| Name: | Name: |
| Phone: | Phone: |
| Email: | Email: |

SYSTEM USERS:

Please provide the names of any additional staff that will use the Dodge County Register of Deeds LandShark Website.

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

To be completed by Dodge County

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

Register of Deeds

Dodge County

Chris Planasch

Administration Building
127 E. Oak St.
Juneau, WI 53039-1391
Phone: 920-386-3720 Fax **920-386-3902**
E-Mail: cplanasch@co.dodge.wi.us

ESCROW ACCOUNT AGREEMENT (For copies of Real Estate Records)

The firm of _____ whose address is _____, hereby establishes an Escrow Account for the purpose of purchasing copies of real estate records available in the office of the Dodge County Register of Deeds.

A minimum \$25 check to establish the account is required. Escrow account balance statements will be sent with your monthly invoice the first of each month. Customers are expected to keep a positive escrow balance.

Please give 3 weeks notice if you wish to discontinue the escrow account. To terminate this escrow account, be advised that we are unable to write checks so you will need to draw down your account in order to discontinue.

Name of firm _____ Date _____

Name of contact person: _____

Email of contact person: _____

Telephone number of contact person: _____

Address: _____

C/S/Z: _____

Received \$ _____ from the above firm on _____
Date

Chris Planasch, Register of Deeds _____
Date