

Shawano County Register of Deeds
LandShark Online Subscription Access System
Terms of Use Agreement

This agreement made and entered into this _____ day of _____, in the year _____, by and between the Shawano County Register of Deeds Office and _____ (“firm”), phone number _____, fax number _____, and street address _____; Email address _____.

1. Shawano County Register of Deeds Office agrees to furnish online access to the real estate tract index and images through the Shawano County Information Systems Website. The information and services available at this site come from a variety of data custodians and county offices and are made available only by subscription.
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. Firm shall receive notice of computer problems that may affect access to this web site in a timely manner.
3. The firm 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 firm agrees to refrain from selling copies of this information. Copies of individual reports or documents may be provided to certain firm customers if such copies are used in the course of the firm’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. _____ County remains the custodian of all records contained on the system and any open records requests for such information to Shawano County Register of Deeds.
5. The firm is responsible for all persons using the firm login. The firm must provide Shawano County Register of Deeds Office with the names of all persons using the firm login and agrees to notify the Shawano Register of Deeds Office of any changes. Shawano County Register of Deeds reserves the right to change the firm’s password or login information for any reason, as the Shawano County Register of Deeds deems sufficient.
6. The term of this contract shall be from _____ through _____. 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. Shawano County Register of Deeds Office reserves the right to change these terms and conditions at any time, or to modify or discontinue services without notice or liability for any reason the Shawano County Register of Deeds deems sufficient.
8. The firm 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 _____ County and venue for resolutions of any actions or disputes that may arise shall be in _____ 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 Shawano County sitting without a jury.

Signed:

Date:

(print name)

Signed:

Date:

(print name)

Please make checks payable to:

Shawano County Register of Deeds

Send the completed Terms of Use Agreement and payment to:

Shawano County Register of Deeds
311 N. Main St.
Shawano, WI 54166

FIRM CONTACTS

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

FIRM NAME:

Contact 1:

Name:

Phone:

Fax:

Email:

Contact 2:

Name:

Phone:

Fax:

Email:

SYSTEM USERS:

Please provide the names of any additional staff that will use the County real estate tract index and images website.

1.

2.

3.

4.

5.

6.

To be completed by County

LOG IN – USER NAME:

PASSWORD:

ASSIGNED BY/DATE:

BILLING BY/DATE: