

**WHATCOM COUNTY TREASURER
PERSONAL PROPERTY TAX DISTRAINT SALE**

TERMS AND CONDITIONS

December 9, 2024 – December 10, 2024

WWW.Bid4Assets.com

1. This sale is pursuant to authority contained in RCW 84.56.070 & RCW 36.16.145.
2. This tax sale is for manufactured/mobile homes/park model trailers only and it does **NOT** include any real property (land).
3. This sale will be held by online auction at www.Bid4Assets.com. Bidding opens Monday, December 9, 2024 at 12pm PST. Closing times will be staggered in 15-minute intervals beginning at 12pm PST on Tuesday, December 10, 2024, as indicated on the Bid4Assets website.

The Treasurer may withdraw any parcel from the sale at any time.

4. The minimum bid amount includes all delinquent unpaid personal property taxes, interest, penalties, and distraint costs through December 2024. It also includes the fixed fees for transfer of title, described below:
 - \$10.00 Mobile Home Real Estate Excise Tax Affidavit fee.
 - \$35.50 title transfer fee on Park Model Trailers.
 - \$50.50 title transfer fee on Manufactured/Mobile Homes.

5. Bids must be made in increments of \$50.00.

6. You must register at www.Bid4Assets.com. A single bid deposit of \$350.00, plus a non-refundable \$35.00 processing fee, is required. Deposits must be in the form of a wire transfer or cashier's check and must be in the custody of Bid4Assets no later than Tuesday, December 3, 2024 at 4:30pm EST.

For instructions and questions regarding registration, deposits, and settlement, visit Bid4Assets at www.bid4assets.com/WhatcomWAMobileHomes or call customer service at 1-301-650-9193.

If you are the successful bidder, the \$350.00 deposit will be applied to the purchase price. If you are not a successful bidder, the \$350.00 deposit will be refunded. The refund will be processed within 10 business days after the close of the sale.

7. Successful bidders will also be responsible for payment of the following fees:
 - Bid4Assets will charge a Buyer's Premium of 4% of the winning bid amount or a minimum \$100.00, whichever is greater, plus \$35.00 per-parcel-won administrative fee.
 - Title transfer fees vary depending on the type of unit being transferred, the location, and the purchase price. The fixed fees were included in the minimum bid, but additional variable title transfer fees will be calculated and added to the winning bid amount.
 1. Manufactured/Mobile Homes that are located in a mobile home park have variable title transfer fees. The fee that must be collected is 0.25% of the purchase price, but in no case may the fee be less than \$100.00 or greater than \$500.00.
 2. Examples:

0.25% of \$18,000 purchase price is \$45.00; the minimum \$100.00 is collected.

0.25% of \$46,000 purchase price is \$115.00; \$115.00 is collected.

0.25% of \$210,000 purchase price is \$525.00; the maximum \$500.00 is collected.

8. Properties are sold “AS IS” and “WHERE IS”.

It is the responsibility of the bidder to do their own research as to whether the parcel may be subject to liens, encumbrances, or restrictions and whether the parcel is suitable for their intended use.

The Whatcom County Treasurer makes no representation of warranty, nor any guarantee of warranty, either expressed or implied, relative to the usability, location, property lines, topography, physical condition, address, or fitness for any use or purpose.

Any photographs of a parcel are for general representation purposes only. Whatcom County will not assume any liability for alleged loss or damages which may result from reliance upon any photograph.

9. Land is NOT included in the purchase of any Manufactured/Mobile Home/Park Model. **Please consider the potential costs of leasing/renting space in a mobile home park or the costs of moving your purchase to a different location.** Before a mobile home can be legally moved, a Tax Certificate for Mobile Home Movement must be completed by the Assessor’s office. Different steps may need to be taken according to your circumstances. For more information contact the Assessor’s office at (360) 778-5050.

10. **The successful bidder of a Manufactured/Mobile Home/Park Model Trailer will receive a title without any expressed or implied warranty.**

Buyer is hereby notified that local jurisdictions may deny a permit to site a mobile home manufactured before June 15, 1976. This may happen if the mobile home fails to meet either:

- **Federal Housing and Urban Development standards or**
- **Fire and safety inspection by the Department of Labor and Industries**

The manufacture date of a mobile home may also affect its ability to be moved to another location.

The successful bidder is responsible for completing a Vehicle Title Application, if required by WA Dept of Licensing, and returning it to the Whatcom County Treasurer by Thursday, December 12, 2024.

11. **A bid is an irrevocable offer to purchase a property**, and once made, is a binding contract. Payment must be made to Bid4Assets in US certified funds. Instructions will be provided to the winning bidders upon auction closing. Final payment is due Thursday, December 12, 2024 by 4:30pm EST.

If the winning bid is accepted and the bidder defaults because the full payment has not been timely received, or any payment is returned as non-negotiable by a financial institution for any reason, the sale of the subject parcel(s) will be considered void and **the bid deposit will be forfeited.**

Selective payment WILL NOT be allowed. Successful bidders on multiple parcels are legally and financially responsible for all parcels bid upon. ONLY payment in full for all parcels will be accepted or all transactions will be deemed in default.

Any default bidder, and any agent thereof, will be excluded from participating in any Whatcom County auctions for 2 years.

12. No County employee or officer, either directly or indirectly, may bid at the sale, nor may such person bid as an agent or allow any agent to bid on their behalf.
13. If there is any excess of money arising from the sale of any personal property, the treasurer will pay the excess less any cost of the auction to the owner of the property so sold or to his or her legal representative per RCW 84.56.070(3)(d).
14. Whatcom County is not liable for the failure of any device which prevents a person from participating in any sale. "Device" includes, but is not limited to, computer hardware, networks, software applications or website.

BY SUBMITTING A BID, YOU AGREE TO WHATCOM COUNTY TERMS AND CONDITIONS OF SALE, AND THE BID4ASSETS DEPOSIT, BIDDING, AND SETTLEMENT INSTRUCTIONS AS POSTED AT THE TIME THE BID IS SUBMITTED.

ALL SALES ARE FINAL.