



WIRE FRAUD WARNING

- 1 Criminals use many methods to steal our money, even when we are buying or selling a home – particularly involving
 2 wire fund transfers. Scammers typically will send an email that APPEARS to be from your agent, broker, lender,
 3 or the closing attorney/ closing agency. Be on the lookout for:
- 4 • Phony email addresses (e.g., a slight change in the domain name), authentic-looking fake websites, phony
 5 fax numbers, texts, calls or social media messages from scammers.
 - 6 • Any communication requesting information or directing you to a fake website, a criminal’s email address
 7 or a criminal’s bank account.

8 In preparation for closing, Buyers will often need to wire transfer funds from their personal bank to the closing
 9 attorney/closing agency.

10 **NEVER ACCEPT WIRING INSTRUCTIONS FROM YOUR AGENT OR BROKER.**

11 *Res* Initials _____ Initials

12 Rather, you should receive wiring instructions prior to closing from the closing attorney/closing agency or your
 13 lender. If the instructions are sent by email they should be in a secured manner. **DO NOT TRANSFER FUNDS**
 14 **UNTIL** you have verified the authenticity of the wiring instructions by at least one other independent means,
 15 including but not limited to the following:

- 16 • Call the phone number you used on all your prior calls (if the number came from a personally recognized
 17 or known source), or
- 18 • Call the closing attorney/ closing agency or lender after verifying their phone number from a known third
 19 party source, such as the entity’s official website and/or public directory assistance (do not take the phone
 20 number directly from the wiring instruction form you received), or
- 21 • Make a personal visit to their office at the address you previously met with them.

22 If you send wiring instructions by email or any electronic means to anyone at your bank or other financial institution
 23 in preparation for closing, **DO NOT TRANSFER ANY FUNDS** until after you verify that the correct instructions
 24 were received by a known representative at your financial institution. Also, it is important to confirm with the
 25 financial institution that the **WIRE INSTRUCTIONS ARE NOT TO BE SUBSTITUTED WITHOUT YOUR**
 26 **PRIOR CONSENT.** Any wiring instructions sent should be sent in a secured manner.

27 Be especially aware of any request to change any of the original wiring/money transfer information, change in the
 28 person you have been working with on the transaction, or a subtle difference in their behavior, speech, or grammar.
 29 These are some signs of a potential scam. Wiring instructions for closing attorneys, title companies and lenders
 30 rarely if ever change, so any request to change this information should be handled with caution.

31 If you suspect you may be a victim of wire fraud or that you may have received suspicious phone calls, emails, text
 32 messages, faxes, social media messages, emails from a fake address, a change in contact person at your bank or
 33 mortgage company, or changes to wire transfer or financing institutions:

- 34 • **IMMEDIATELY** call your bank and/or mortgage company at the phone number you used in all prior
 35 calls.
- 36 • Then, call your agent at the phone number you used in all prior calls.

37 *Roy E Snow* _____
 38 Buyer or Seller Date Buyer or Seller Date
 Roy E Snow

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