

WIRE FRAUD WARNING

1 Criminals use many methods to steal our money, even when we are buying or selling a home – particularly
2 involving wire fund transfers. Scammers typically will send an email that APPEARS to be from your agent,
3 broker, lender, 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,
5 phony 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
7 address 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 _____Initials _____Initials

12 Rather, you should receive wiring instructions prior to closing from the closing attorney/closing agency or
13 your lender. If the instructions are sent by email they should be in a secured manner. **DO NOT TRANSFER**
14 **FUNDS UNTIL** you have verified the authenticity of the wiring instructions by at least one other independent
15 means, 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
17 recognized or known source), or
- 18 • Call the closing attorney/ closing agency or lender after verifying their phone number from a known
19 third party source, such as the entity’s official website and/or public directory assistance (do not take
20 the phone 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
23 institution in preparation for closing, **DO NOT TRANSFER ANY FUNDS** until after you verify that the correct
24 instructions were received by a known representative at your financial institution. Also, it is important to
25 confirm with the financial institution that the **WIRE INSTRUCTIONS ARE NOT TO BE SUBSTITUTED**
26 **WITHOUT YOUR 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
28 the person you have been working with on the transaction, or a subtle difference in their behavior, speech, or
29 grammar. These are some signs of a potential scam. Wiring instructions for closing attorneys, title companies
30 and lenders 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,
32 text messages, faxes, social media messages, emails from a fake address, a change in contact person at your bank
33 or 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 _____
38 Buyer or Seller

Date

Buyer or Seller

Date

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