

WIRE FRAUD ALERT

This Notice is not intended to provide professional or legal advice.

If you have any questions, please consult with your legal counsel.

All parties to a real estate transaction are consistently being targets for wire fraud and many have lost thousands of dollars because they simply relied on the wire instructions received via email, without any further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number(s) prior to sending a wire transfer.**

Additionally, the following non-exclusive self-protection strategies are recommended to minimize exposure to any and all possible wire fraud.

NEVER RELY on emails purporting to change wire instructions. Parties to a transaction never change wire instructions during the course of a transaction.

ALWAYS VERIFY wire instructions, specifically the name of the account holder, the ABA routing number and account number. Always call the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account has been opened.** DO NOT send an email to verify (always call) as the email address may be incorrect or the email may be intercepted and changed by a fraudster.

USE COMPLEX EMAIL PASSWORDS that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.

USE MULTI-FACTOR AUTHENTICATION for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature. For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>