

10.5 WIRE FRAUD ADVISORY

1 IF YOU DO NOT TAKE PROPER PRECAUTIONS, CRIMINALS COULD TARGET YOU AND STEAL YOUR MONEY.

2 Buyers and Sellers should take extreme caution when wiring funds in real estate transactions. Cybercrime is widespread
 3 and the real estate industry is a target. Scams are sophisticated and continually changing, which requires Buyers, Sellers,
 4 and industry partners to be on constant alert to identify and report questionable practices. Among other tactics,
 5 scammers hack into an email account of one of the players involved in a real estate transaction to gather intelligence
 6 and then use that intelligence to trick a party into sending money to an account set up by the scammer.

7 Accordingly, in each real estate transaction, you are advised of the following:

- 8 ✓ At the beginning of the transaction, always discuss in person or over the telephone with verified licensed
 9 professionals the wiring process, intended timelines, parties, details of the planned transaction, etc.
- 10
- 11 ✓ At the beginning of the transaction, establish trusted contact information for everyone you will be
 12 communicating with. Only communicate using the trusted contact information.
- 13
- 14 ✓ Do not rely solely on electronic communications (e-mail, text messages, etc.) when conducting wire transfers.
- 15
- 16 ✓ Always independently confirm wiring instructions (including account and routing information), either in person
 17 or by telephone, with a trusted and verified person before taking final steps to wire funds; when confirming
 18 wiring instructions by telephone, always use a trusted phone number that is verified independently of the
 19 communication containing the wiring instructions.
- 20
- 21 ✓ Talk to your professionals about whether there is a secure portal or other system that can be used to exchange
 22 financial and other sensitive information, rather than using email.
- 23
- 24 ✓ Never send sensitive information, such as social security numbers, routing and account numbers, and/or credit
 25 numbers, unless it is done through a secure/encrypted delivery system; and
- 26
- 27 ✓ Monitor your e-mail account for unrecognized activity and never click on links or attachments in unverified e-
 28 mails.

29 If you believe you are the victim of a suspicious wire transfer, we advise that you immediately contact your bank, escrow
 30 agent, and real estate professional at a trusted and verified phone number. In addition, please contact the FBI at (503)
 31 224-4181 and file a complaint using the FBI's Internet Crime Complaint Center (IC3) at: <https://www.ic3.gov>.

32 **The undersigned hereby acknowledge(s) receipt of this notice and the risks associated with, and the vulnerabilities of**
 33 **electronic transfer of funds. The undersigned further agree that if electronic transfer of funds is utilized in this**
 34 **transaction, they hereby hold the Brokerages, their agents and the designated title and escrow company harmless**
 35 **from all claims arising out of fraudulent transfer instructions, fraudulent taking of said funds and/or any other**
 36 **damage relating to the fraudulent conduct of third parties influencing the implementation of transfer instructions.**

37 5. Signatures.

38 Buyer: _____ Dated: _____ Seller: _____ Dated: _____

39 Buyer: _____ Dated: _____ Seller: _____ Dated: _____

40 Buyer: _____ Dated: _____ Seller: _____ Dated: _____

41 Buyer: _____ Dated: _____ Seller: _____ Dated: _____