



## DON'T LET WIRE FRAUD HAPPEN TO YOU

Buyers and Sellers need to exercise extreme caution when wiring funds in real estate transactions. Criminals/hackers target email accounts of real estate brokers and salespersons as well as other parties involved in real estate transactions, including mortgage brokers, closing attorneys, and title agents. In many cases, they have been able to intercept emailed wire transfer instructions, obtain account information and, by altering some of the data, use emails to redirect the funds to a different account. These emails are convincing and sophisticated and may look like legitimate emails from parties in the transaction.

**In every real estate transaction, Buyer and Seller are advised to:**

- Never wire funds without personally speaking with the intended recipient of the wire to confirm the routing number and account number.
- Verify that the contact information for the wire transfer recipient is legitimate. Buyer and Seller should each call using a phone number that has been independently obtained, not the phone number contained in the email containing wiring instructions.
- Never send personal information such as social security numbers, bank account numbers and credit card numbers, unless it is through secured/encrypted email or personal delivery to the intended recipient.
- Call your settlement agent/title company directly for wire instructions.
- When confirming wiring instructions only use known contact info, do not trust contact numbers listed in an email and never reply to an email with your personal banking information.
- Never accept wire instructions via email, inbound phone call or text.
- After transfer, verify with the title company or settlement agent that the transfer was received.

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**NEVER WIRE FUNDS BASED SOLELY ON INSTRUCTIONS RECEIVED VIA EMAIL.  
PLEASE CALL AND VERBALLY VERIFY ALL WIRING INSTRUCTIONS DIRECTLY WITH  
YOUR SETTLEMENT AGENT BEFORE SENDING A WIRE.**

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By signing below, you acknowledge that you have read and understand and have received a copy of this Wire Fraud Advisory.

SELLER / BUYER (circle one)

SELLER / BUYER (circle one)

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DATED