



# BUYER WIRE FRAUD PROTECTION GUIDE

## AFFLUENT TITLE PARTNERS

Buyers are most often targeted right before closing when large wire transfers are required for final funds.

### IMPORTANT MESSAGE

Wire fraud is one of the fastest-growing financial crimes in real estate transactions. Criminals impersonate trusted professionals and send fraudulent wire instructions. Once funds are sent, recovery is often impossible. Strict verification is required at all times.

### HOW WIRE FRAUD WORKS

- Hack or spoof email accounts
- Monitor transaction communications
- Impersonate real estate professionals
- Send fake wire instructions that appear legitimate
- Apply urgency and pressure
- Request secrecy
- Issue last-minute changes

### COMMON RED FLAGS

- Last-minute wire changes
- Urgent funding requests
- Requests for confidentiality
- Minor spelling or formatting changes in emails
- Instructions differing from prior communications

### HOW AFFLUENT TITLE PARTNERS PROTECTS YOU

- Secure delivery of wire instructions
- Multi-step verification procedures
- Direct phone verification protocols
- Internal funding authorization controls
- Secure escrow account monitoring
- Compliance-driven procedures

## YOUR REQUIRED SAFETY STEPS

- Call our office using a verified phone number
- Confirm wire instructions verbally
- Verify bank name and account
- Confirm exact dollar amount
- Confirm transfer timing

## WHAT TO DO IF YOU SUSPECT FRAUD

- Immediately stop the wire if possible
- Contact your bank's fraud department
- Call Affluent Title Partners immediately
- File a police report
- Report the incident to the FBI IC3.gov

## FINAL SAFETY REMINDER

Verification protects you. Criminals rely on speed, pressure, and trust. Always verify before sending funds.

## AFFLUENT TITLE PARTNERS

227 North Loop 1604 East, San Antonio, TX 78232  
(210) 512-4340 | [www.affluenttitleptnr.com](http://www.affluenttitleptnr.com) | [info@affluenttitleptnr.com](mailto:info@affluenttitleptnr.com)

Legal Disclaimer: This guide is provided for informational purposes only and does not constitute legal or financial advice. Affluent Title Partners is not responsible for losses caused by third-party criminal acts.