

THIS FORM HAS <u>NOT</u> BEEN APPROVED BY THE COLORADO REAL ESTATE COMMISSION. IT WAS PREPARED BY FRASCONA, JOINER, GOODMAN AND GREENSTEIN, P.C., LEGAL COUNSEL FOR ISCRIBE CLOSING SERVICES, INC.

Wire Fraud Disclosure

- **1.** Criminals/hackers are trying to fake you into wiring money to them.
- 2. Among other things, they hack into e-mail accounts of various service providers involved in a real estate transaction (e.g., title agents, mortgage brokers, real estate agents and lawyers) and send you e-mails that look like legitimate emails from the proper party, but instruct you to wire money to the accounts of the criminals.
- **3.** Do not rely on e-mailed wiring instructions.
- **4.** We strongly recommend only relying on wiring instructions that come from a more secure source such as in person communication, a phone call that you initiated, or through secure mail or package services.
- **5.** Before you wire any funds to any party, personally call the intended recipient to confirm the accuracy of the ABA routing number, SWIFT code or credit account number.
- **6.** When you call the source of wiring instructions in steps 4 & 5, you should call a number that you know is the correct number. You should not get that phone number from a source that can be easily forged (such as the phone number in an e-mail or a phone number from a website).
- 7. iScribe Closing Services WILL ONLY PROVIDE YOU WIRING INSTRUCTIONS VIA A SECURE LINK SENT WITH THE "SYNC.COM" MESSAGING PORTAL THAT IS USED FOR TRANSMITTING ALL DOCUMENTS FOR CLOSING. If you receive any other e-mail from any other source or any other communication besides a secure link from sync.com providing wiring instruction that purport to come from us, it is a fraudulent e-mail.

8.	Don't forget about generic identify theft.	Don't put sensitive personal information in an e-mai
	or in an e-mail attachment.	

Signature	Date	Signature	Date
Printed Name:		Printed Name:	