

Dear Representative,

I am writing as a Kansas citizen to urge your support for **HB 2696 Notary Verification bill**, designed to protect my home from notary fraud and property theft.

Right now, criminals can forge deeds and **take my property** without ever setting foot in Kansas. These crimes are happening more frequently, and they put homeowners like me at risk of losing homes we've worked our entire lives to own. Once fraud occurs, families are often left trying to **untangle the damage in court after the fact**, with no guarantee their property will be returned.

This bill establishes a clear, common-sense safeguard by strengthening notary verification requirements **before** real estate documents are recorded. It ensures notarizations are properly authorized through a simple, secure verification process—helping stop a fraudulent transfer **before my home can be stolen**.

I understand this legislation is not intended to stop all fraud. Rather, it is a critical first step that addresses a meaningful portion of known cases. According to the National Notary Association, approximately **22% of fraud cases include a notarial component**. Strengthening this process significantly reduces risk while preserving lawful real estate transactions.

This bill also supports county offices by giving them better tools to **prevent fraud upfront**, rather than forcing homeowners to try to repair the damage after the harm is already done.

I respectfully ask you to support this bill and help protect homeowners like me, our property rights, and the integrity of Kansas's real estate system. This is a practical, preventative solution that benefits communities across our state.

Thank you for your time, your service, and your commitment to the safety and security of my home.

**Sincerely,**