



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: \_\_\_\_\_
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