

URGENT: WIRE FRAUD ALERT AND DISCLOSURE

Date: [Insert Date]

To: [Client Name]

Property Address: [Insert Property Address]

PLEASE READ CAREFULLY: Criminals are targeting real estate transactions by intercepting emails and sending fraudulent wiring instructions. These emails often appear to come from your real estate agent, title company, or attorney.

To protect your funds, please follow these protocols:

- **Verify All Instructions:** Before wiring any money, call your escrow officer or closing agent at a known, trusted phone number to verify the routing and account numbers.
- **Do Not Rely on Email:** Never rely solely on email communications for wiring instructions. If you receive an email changing previously provided instructions, it is likely a scam.
- **Check the Sender:** Closely inspect the sender's email address. Fraudsters often use addresses that look almost identical to legitimate ones (e.g., swapping a letter or adding a suffix).
- **Confirm Receipt:** Immediately after you initiate a wire transfer, call your closing agent to confirm that the funds have been received.

Acknowledgment:

By signing below, you acknowledge that you have received, read, and understood this Wire Fraud Warning. You agree that [Company Name] and its agents are not responsible for any funds sent to an incorrect account due to wire fraud.

Client Signature

Date