

## WIRE FRAUD ADVISORY AND WARNING

Date: [Date]

To: [Client Name]

Property Address: [Property Address]

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Dear [Client Name],

Cybercriminals are increasingly targeting real estate transactions to steal closing funds through wire fraud. This warning is to help you protect your money.

### IMPORTANT SAFETY RULES:

- **Verify All Instructions:** Before wiring any money, call your escrow officer or attorney at a trusted, known phone number to verify the wiring instructions. Do not use phone numbers provided in an email containing wiring instructions.
- **Be Skeptical of Changes:** It is extremely rare for wiring instructions to change. If you receive an email or message stating that wiring instructions have changed, it is almost certainly a scam.
- **Confirm Receipt:** Immediately after you send a wire, call your escrow officer or closing agent to confirm that they have received the funds.

### DO NOT SEND WIRE TRANSFERS BASED SOLELY ON EMAIL COMMUNICATIONS.

If you believe you have been a victim of wire fraud, contact your bank immediately to request a recall of the funds and file a report with the FBI at [www.ic3.gov](http://www.ic3.gov).

Please sign below to acknowledge that you have read and understood this warning.

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Client Signature

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Date