

URGENT: WIRE FRAUD ALERT AND DISCLOSURE

Date: [Insert Date]

To: [Insert Recipient Name]

Property Address: [Insert Property Address]

File Number: [Insert File Number]

Dear [Insert Name],

Criminals are targeting real estate transactions by intercepting emails and providing fraudulent wire instructions. Please read this warning carefully to protect your funds.

1. Verify Wire Instructions

Before sending any funds, you must call our office at [Insert Phone Number] to verify the wire instructions. Do not use any phone number provided in an email that changed or updated the instructions.

2. We Will Not Change Instructions

It is highly unlikely that [Insert Title Company Name] will change its wiring instructions during your transaction. If you receive an email or any other communication informing you of a change in wiring instructions, please consider it fraudulent and contact us immediately.

3. Confirm Receipt

After you have initiated the wire transfer with your bank, please call your escrow officer to confirm that we have received the funds.

4. Stay Vigilant

Always double-check the sender's email address. Fraudulent emails often look identical to a legitimate address but may have one small character changed.

By signing below, you acknowledge that you have read and understood this wire fraud warning.

Recipient Signature

Date

Sincerely,

[Insert Name/Company Name]

[Insert Contact Information]