

**DATE:** [Insert Date]

**TO:** [Purchaser Name]

**PROPERTY ADDRESS:** [Insert Property Address]

**ESCROW/FILE NUMBER:** [Insert File Number]

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# URGENT: WIRE TRANSFER INSTRUCTIONS AND FRAUD WARNING

Dear [Purchaser Name],

To facilitate the closing of your real estate transaction, please find the necessary wiring instructions below to transmit your funds.

## WIRING INSTRUCTIONS

- **Bank Name:** [Insert Bank Name]
- **Bank Address:** [Insert Bank Address]
- **Account Name:** [Insert Account Name]
- **Account Number:** [Insert Account Number]
- **Routing Number (ABA):** [Insert Routing Number]
- **Reference:** [Insert Escrow Number and Purchaser Name]

## CYBER FRAUD ALERT - PLEASE READ CAREFULLY

Email hacking and wire fraud are on the rise. Fraudulent criminals are targeting real estate transactions by sending emails that appear to be from your attorney, title company, or real estate agent. These fake emails often claim that wiring instructions have changed at the last minute.

### PLEASE NOTE THE FOLLOWING:

- Our wiring instructions will **NOT** change during your transaction.
- If you receive an email, text, or phone call stating that our wiring instructions have changed, it is likely a scam. **DO NOT** follow those instructions.
- **VERIFY BEFORE YOU WIRE:** Before sending any funds, you must call our office at [Insert Known Phone Number] using a verified number (not a number provided in a suspicious email) to confirm the instructions with your closing officer.

By proceeding with a wire transfer, you acknowledge that you have been warned of the risks of wire fraud and understand that [Company Name] is not responsible for funds sent to an incorrect or fraudulent account.

Sincerely,

[Your Name/Company Name]

[Title]

[Phone Number]

[Email Address]