



IMPORTANT NOTICE REGARDING CYBER FRAUD & WIRE TRANSFER SCAMS

Real estate transactions have become a major target for cybercriminals. Buyers, sellers, real estate agents, lenders, attorneys, and title companies are increasingly being targeted by sophisticated email, text, and phone scams designed to steal funds and personal information.

Cyber fraud schemes often involve criminals impersonating a trusted party in the transaction by sending fake wiring instructions, fraudulent emails, altered phone numbers, or messages that appear legitimate. These scams may use accurate transaction details, company logos, email signatures, and even AI-generated communications to appear authentic.

PLEASE READ CAREFULLY

To help protect all parties involved in a real estate transaction:

- NEVER trust revised or last-minute wiring instructions sent by email or text message.
- ALWAYS independently verify wiring instructions by calling a known and verified phone number for the title company, attorney, lender, or brokerage.
- DO NOT use phone numbers or links provided in suspicious emails or text messages.
- BE CAUTIOUS of any urgent request involving money transfers, changes to payment instructions, or confidential information.
- VERIFY all communications directly with your real estate professional or closing agent before sending funds.
- DO NOT send funds until you have verbally confirmed all instructions with a trusted source.

Cybercriminals frequently monitor email accounts and may attempt to intercept communications during a transaction. Fraud attempts can occur at any stage of the buying or selling process, especially near closing when wire transfers are common. According to recent industry reports, more than one in five consumers report receiving suspicious communications during the closing process.

IF YOU SUSPECT FRAUD

If you believe you have received fraudulent instructions or sent funds to an unauthorized account:

1. Contact your bank immediately.
2. Notify your real estate agent, title company, attorney, and lender.
3. Report the incident to local law enforcement and the FBI Internet Crime Complaint Center (IC3) at www.ic3.gov.
4. Act quickly — immediate reporting may improve the chances of recovering funds.

Neither the brokerage nor its agents will ever guarantee the security of electronic communications. All parties are encouraged to exercise extreme caution and independently verify all financial instructions before transferring funds.

Your vigilance is one of the strongest protections against cyber fraud.