

NOTICE OF POTENTIAL EMAIL AND CYBER THREATS

SELLER:

BUYER:

PROPERTY (including any improvements):

DATE:

This Notice is to advise buyer and seller that there are multiple scams targeting real estate transactions.

The goal of the criminal is to insert themselves into the transaction either physically as a “fake” buyer or seller or electronically as a legitimate party to the transaction through sophisticated email spoofing techniques.

Becoming a victim can be avoided.

1. Ensure that your Realtor and title company have verified contact information for you.
2. Never send wiring instructions or other sensitive information via unencrypted email. All web based email programs such as: Gmail, Yahoo, Hotmail, etc., are unencrypted email.
3. Never change wiring instructions without contacting your Realtor and your title company with verified contact information.
4. Contact all parties to the transaction if you receive a request to change payment instructions as any party could be the party whose email or communication systems has been compromised.

Due to this threat, if you do need to change wiring instructions at or near closing and you can't be reached at a verified contact number it may be necessary to delay funding. This is particularly likely if a change occurs late on a Friday.

Please understand that these measures are being taken to protect you and your transaction, but your Realtor and escrow officer need your vigilance as well. Any insistence by a transacting party on a higher-risk protocol, due to convenience, cost or personal preference, and against the advice of your escrow agent or Realtor, will be deemed a voluntary assumption of risk.

For more information on how to protect yourself please review: <https://www.nar.realtor/articles/urgent-alert-sophisticated-email-scams-targeting-the-real-estate-industry>

Seller:

Buyer:
