

## **PROTECT YOURSELF FROM CYBER-FRAUD**

**Cybercrime is rampant, on the rise, and poses a serious threat to title companies, the financial industry, real estate brokerages, and their collective clients and customers.**

### **PREVENTION TIPS:**

#### **1. WIRE INSTRUCTIONS:**

- a. ALWAYS confirm wire instructions by phone using an independently obtained phone number (do NOT use the phone number contained in any wire instruction email and do NOT confirm by replying to an email). NEVER wire money without first calling the title company.
- b. Once wire is sent, immediately CALL title company to confirm receipt.
- c. Last-minute changes to wire instructions are usually fraudulent.
- d. Requests for money before closing are usually fraudulent.
- e. Requests for information about the parties or transaction details usually are fraudulent.

#### **2. CYBER HYGIENE:**

- a. NEVER identify the title company in any electronic communication.
- b. Use 2-factor authentication, especially when using public domain email systems such as yahoo and gmail. Set a new and strong password at beginning of your transaction. Safeguard your passwords.
- c. Avoid using public or unsecured Wi-Fi.
- d. Review headers and domain names in the "from" and "reply" fields of emails and hover over the name/email ip address to ensure the sender's email address is legitimate.
- e. Never email personal, private, financial, or account information.
- f. Never click on unknown attachments or links in an email.
- g. Manage your devices, especially if you share them with others or children.
- h. Sharing too much on social media can make you a target.

3. **CASHIER'S CHECKS:** Close your transaction using cashier's checks. Wiring money is not required.

### **WIRE FRAUD RESPONSE PLAN:**

1. Notify the bank or lending institution immediately and request the wire be stopped. Have the bank call the lending institution where the fraudulent transfer was sent.
2. Notify the title company and real estate broker.
3. Notify the FBI at [www.ic3.gov/default.aspx](http://www.ic3.gov/default.aspx)
4. MOVE QUICKLY!

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Buyer/Tenant/Seller/Landlord Initials

Dated: \_\_\_\_\_, 20\_\_\_\_