



TAKE PRECAUTIONS AGAINST

Seller Impersonation

CONTACT SELLER USING INDEPENDENT SOURCES

- Contact the seller directly at an independently discovered and validated phone number
- Mail the seller at the address on tax records, property address, and grantee address (if different)
- Verify if you have a personal relationship or verified knowledge of the seller's identity



MANAGE THE NOTARIZATION

- Require the notarization be performed by a vetted and approved reputable national notary service.
- Arrange for the seller to sign at the title company, an attorney's office, bank or U.S. embassy, if out of the country.

USE THE PUBLIC RECORD

- Compare the seller's signature to previously recorded documents
- Compare the sales price to the appraisal, historical sales price, or tax appraisal value

FILE FRAUD REPORTS

- IC3.gov
- Local law enforcement
- State law enforcement, including the state bureau of investigation and state attorney general
- Secretary of state for notary violations

VERIFY THE SELLER'S IDENTITY

- Search the seller's name using an online fraud detection service provider (LexisNexis, Credential Analysis, etc.)
- Perform an internet search of the seller's email and phone number.
- Ask conversational questions to ascertain seller's knowledge of property information not readily available in public records
- Conduct additional due diligence as needed

FIGHT FRAUD WITH INDUSTRY PARTNERS

- Notify real estate professional in your community such as county recorders, real estate agents, banks, loan officers, and the title and escrow company.
- Provide education during office meetings or MLS meetings.
- Contact your local title and escrow company immediately on pending transactions if you suspect any possible fraud attempts.