



# WIRE FRAUD ADVISORY

Criminals target social media and email to steal information. This is particularly common in real estate transactions because sensitive data (e.g., social security and bank account numbers, wire instructions) is often sent by electronic means. **WE DO NOT WANT YOU TO BE THE NEXT VICTIM OF WIRE FRAUD!** Money wired to a fraudulent account is stolen money that typically cannot be recovered. Additionally, there is generally no insurance for this loss.

## PROTECT YOURSELF

### DO NOT TRUST EMAILS CONTAINING WIRE INSTRUCTIONS

- If you receive an email containing wire transfer instructions, immediately call your trusted escrow officer to ensure the validity of those instructions.

### DO NOT TRUST EMAILS SEEKING PERSONAL/FINANCIAL INFORMATION

- If you receive an email requesting personal/financial information or asking you to download, click on a link, send, and/or do anything that may seem unusual to you, call your escrow officer immediately (prior to acting on the suspicious email) to verify its validity.

### ONLY TRUST YOUR KNOWN SOURCE OF INFORMATION

- Never direct, accept or allow anyone in the transaction to consent to accept or change wire transfer instructions without first making a direct personal telephone call to verify the identity of the individual providing those instructions.
- It is **imperative** that this verification call be made only to a number which you previously obtained in person (or through other reliable means) from the individual you know and trust; **NOT** from a number provided in a subsequent email or wiring instructions.

### ONLINE RESOURCES:

There are many online sources that provide useful information regarding this and similar topics, including but not limited to the following:

- The Federal Bureau of Investigation @ <https://www.fbi.gov/scams-and-safety>
- The Internet Crime Complaint Center @ [www.ic3.gov](http://www.ic3.gov)
- The National White Collar Crime Center @ <http://www.nw3c.org/research>
- On Guard Online @ [www.onguardonline.gov](http://www.onguardonline.gov)

## VERIFY & NOTIFY

Before you wire funds to anyone (e.g., your lawyer, title agent, mortgage broker, or real estate agent) personally meet them or call a verified telephone number (not the telephone number in the email) to confirm, both before and after you act!

Immediately notify your governmental officials, banking institution and Settlement/Title Company if you are a victim of wire fraud.

The undersigned acknowledges receipt of this Wire Fraud Advisory.

Signed by:

*Kathleen A. Phillips*

4/15/2026

Client / Customer

Date

Kathleen A. Phillips

Client / Customer

Date

Printed Name

Printed Name

DSC-8002

Initial

*KAP*