

## WIRE FRAUD NOTICE

**THIS NOTICE HAS NOT BEEN APPROVED BY THE COLORADO REAL ESTATE COMMISSION, AND IT IS NOT INTENDED TO PROVIDE LEGAL ADVICE. YOU SHOULD CONSULT WITH AN ATTORNEY IF YOU HAVE ANY QUESTIONS.**

Cybercrime is a potential threat in real estate transactions. Instances have occurred where criminals have hacked email accounts of parties related to real estate transactions (attorneys, escrow holder's, title company representatives or real estate professionals). Using email, hackers have invaded real estate transactions and fraudulent wiring instructions are being used to divert funds to the criminal's account. These emails appear to be legitimate emails. The criminal scheme has many variations, and this notice is not intended to describe each situation. This is intended to alert you to the situation so that you can minimize the risk that you could be a victim.

We strongly recommend that you and others working on your transaction take the following precautions:

1. Do not send any sensitive personal or financial information in an email or through an email attachment.
2. When you need to share Social Security numbers, bank account numbers, credit card numbers, wiring instructions, or similar sensitive information, use more secure means such as providing the information in person, over the phone, or through secure mail services.
3. Before you wire any funds to any party (including your own lawyer, mortgage broker, real estate agent, or title agent whom you know to be involved in your transaction), you should personally call them to confirm the wire instructions (e.g., confirm the ABA routing number or SWIFT code and credit account number).
4. You should call them at a number that you have obtained on your own (e.g., the sales contract, previous phone call, in person, etc.) and should not use the phone number that is contained in any email or website – even if the email appears to be from someone you know. A common aspect of the criminal scheme involves the hacking of the sender's email (unbeknownst to them) and sending you an email that looks like other legitimate emails you have received from that party. The email contains the criminal's phone number or website information. Once your funds are wired by your bank to the criminal's account, there may be little to no recourse to recover those funds.
5. NEW ROOTS REAL ESTATE does not provide wire instructions or instructions to send money to other companies in emails.

Here are a few online sources that can provide information on this topic:

Federal Bureau of Investigation: [www.fbi.gov](http://www.fbi.gov)

Internet Crime Complaint Center: [www.ic3.gov](http://www.ic3.gov)

National White Collar Crime Center: [www.nw3c.org](http://www.nw3c.org)

On Guard Online: [www.onguardonline.gov](http://www.onguardonline.gov)

The undersigned acknowledge receipt of this Notice:

  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

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