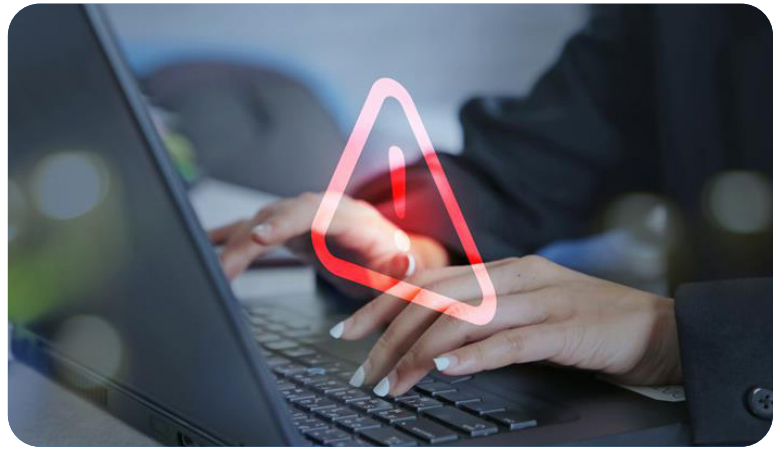


SELLER IMPERSONATION FRAUD IN REAL ESTATE

FRAUDSTERS are impersonating property owners to illegally sell commercial or residential property. Sophisticated fraudsters are using the real property owner's Social Security and driver's license numbers in the transaction, as well as legitimate notary credentials, which may be applied without the notary's knowledge.

Fraudsters prefer to use email and text messages to communicate, allowing them to mask themselves and commit crime from anywhere.

Due to the types of property being targeted, it can take months or years for the actual property owner to discover the fraud.



WATCH FOR RED FLAGS

Consider heightened scrutiny or halt a transaction when...

→ a **PROPERTY:**

- Is vacant or non-owner occupied, such as investment property, vacation property or rental property
- Has a different address than the owner's address or tax mailing address
- Has no outstanding mortgage or liens
- Is for sale or sold below market value

→ a **SELLER:**

- Wants a quick sale, generally in less than three weeks, and may not negotiate fees
- Wants a cash buyer
- Is refusing to attend the signing and claims to be out of state or country
- Is difficult to reach via phone and only wants to communicate by text or email, or refuses to meet via video call
- Demands proceeds be wired
- Refuses or is unable to complete identity verification
- Wants to use their own notary



For more information, please contact your local Old Republic Title representative, or visit our website at oldrepublictitle.com.