

No. 1 Quality Realty WIRE FRAUD WARNING

1 Criminals use many methods to steal our money, even when we are buying or selling a home – particularly involving wire fund
2 transfers. Scammers typically will send an email that APPEARS to be from your agent, broker, lender, or the closing attorney/
3 closing agency. Be on the lookout for:

- 4 • Phony email addresses (e.g., a slight change in the domain name), authentic-looking fake websites, phony fax
5 numbers, texts, calls or social media messages from scammers.
- 6 • Any communication requesting information or directing you to a fake website, a criminal’s email address or a
7 criminal’s bank account.

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9 In preparation for closing, Buyers will often need to wire transfer funds from their personal bank to the closing attorney/closing
10 agency.

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12 **NEVER ACCEPT WIRING INSTRUCTIONS FROM YOUR AGENT OR BROKER.**
13 BB Initials LG Initials

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15 Rather, you should receive wiring instructions prior to closing from the closing attorney/closing agency or your lender. If the
16 instructions are sent by email they should be in a secured manner. **DO NOT TRANSFER FUNDS UNTIL** you have verified
17 the authenticity of the wiring instructions by at least one other independent means, including but not limited to the following:

- 18 • Call the phone number you used on all your prior calls (if the number came from a personally recognized or known
19 source), or
- 20 • Call the closing attorney/ closing agency or lender after verifying their phone number from a known third party
21 source, such as the entity’s official website and/or public directory assistance (do not take the phone number directly
22 from the wiring instruction form you received), or
- 23 • Make a personal visit to their office at the address you previously met with them.

24 If you send wiring instructions by email or any electronic means to anyone at your bank or other financial institution in
25 preparation for closing, **DO NOT TRANSFER ANY FUNDS** until after you verify that the correct instructions were received
26 by a known representative at your financial institution. Also, it is important to confirm with the financial institution that the
27 **WIRE INSTRUCTIONS ARE NOT TO BE SUBSTITUTED WITHOUT YOUR PRIOR CONSENT.** Any wiring
28 instructions sent should be sent in a secured manner. Be especially aware of any request to change any of the original
29 wiring/money transfer information, change in the person you have been working with on the transaction, or a subtle difference
30 in their behavior, speech, or grammar. These are some signs of a potential scam. Wiring instructions for closing attorneys,
31 title companies and lenders rarely if ever change, so any request to change this information should be handled with caution.

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33 If you suspect you may be a victim of wire fraud or that you may have received suspicious phone calls, emails, text messages,
34 faxes, social media messages, emails from a fake address, a change in contact person at your bank or mortgage company, or
35 changes to wire transfer or financing institutions:

- 36 • **IMMEDIATELY** call your bank and/or mortgage company at the phone number you used in all prior calls.
- 37 • Then, call your agent at the phone number you used in all prior calls.

38 <u>Bret Geremia</u> 05/20/2026	38 <u>Lisa Geremia</u> 05/20/2026
39 Buyer or Seller Date	39 Buyer or Seller Date
40 Bret Geremia	40 Lisa Geremia

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