



### **1. REVIEW THE PROTOCOL FOR TRANSFERRING FUNDS**

with your REALTOR® ahead of closing to ensure that you don't become a victim.



### **2. PICK UP THE PHONE.**

Confirm your wiring instructions by phone using a known number before transferring funds. Don't use phone numbers or links from an email.



### **3. BEWARE OF SUDDEN CHANGES IN INSTRUCTIONS.**

It's uncommon for title companies to change wiring instructions and payment info by email.

## **PROTECTING YOUR TRANSACTION FROM**

# **WIRE**

Wire fraud can derail your home purchase and wipe out your down payment funds, and in some cases, there is no recourse for recovery.

Scammers use what is known as Business Email Compromise



## **FRAUD**

to gain control of the email account of any party involved in the real estate transaction. Scammers are most interested in targeting and compromising brokers, real estate agents, closing attorneys, and title agency employees.



### **4. FORWARD, DON'T REPLY.**

When responding to an email, hit forward instead of reply and then start typing in the person's email address. Criminals use email addresses that are very similar to the real one for a company.



### **5. CONFIRM EVERYTHING.**

Ask your bank to confirm the name on the account before sending a wire.



### **6. VERIFY IMMEDIATELY.**

Contact your REALTOR® to validate that the funds were received. The sooner it is detected that money has been sent to a wrong account, the better chance you have of recovering the money.

Source: Georgia REALTORS®, 2021

