



**hstxtitle.com**

# HSTX TITLE

## BEWARE OF WIRE FRAUD

**IT'S CRITICAL TO INQUIRE BEFORE YOU WIRE. WHEN IN DOUBT, ALWAYS CALL OUR OFFICE OR YOUR ESCROW OFFICER.**

Realtors®, real estate brokers, closing attorneys, buyers and sellers are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email.

A fraudster will hack into a participant's email account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the buyer purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain new wiring instructions or routing information, and will request that the buyer send funds to a fraudulent account.

We are urging everyone to **inquire before you wire** – and to never rely solely on email communication.

### TWO KEYS STEPS TO PROTECT AGAINST WIRE FRAUD:

- + OBTAIN THE PHONE NUMBER OF YOUR REAL ESTATE BROKER, REALTOR®, CLOSING ATTORNEY (IF APPLICABLE) AND YOUR ESCROW OFFICER AS SOON AS A TITLE ORDER IS PLACED OR AN ESCROW IS OPENED. COMPLETE THE INFORMATION BELOW AND KEEP THIS IN YOUR ESCROW FOLDER.
- + PRIOR TO WIRING, CALL THE PHONE NUMBER YOU WROTE DOWN FROM STEP ONE AND SPEAK DIRECTLY WITH YOUR ESCROW OFFICER TO CONFIRM WIRE INSTRUCTIONS. IF YOU RECEIVE A CHANGE IN WIRING INSTRUCTIONS SUPPOSEDLY FROM US OR YOUR ESCROW OFFICER, BE SUSPICIOUS AS WE VERY RARELY EVER CHANGE OUR WIRING INSTRUCTIONS.

**Title Order/Escrow Number:** \_\_\_\_\_

**Realtor's Name/Phone:** \_\_\_\_\_

**Title Company:** \_\_\_\_\_

**Lender's Name/Phone:** \_\_\_\_\_

**Branch Office:** \_\_\_\_\_

**Escrow Officer's Name/Phone:** \_\_\_\_\_