

BUYER'S BEWARE



BEFORE YOU SEND MONEY!

Prevent yourself from a mortgage closing scam. Closing funds are tempting targets for scammers. Beware of emails with last minute changes to your payment or wire instructions. It may be a scam. Meridian Title wants to be sure your purchase isn't hindered by criminals phishing for information, costing you your savings.

Help us in protecting your investment. Here are some tips to consider in protecting against wire fraud.

- **CALL, DON'T EMAIL:** Confirm all wiring instructions by phone before transferring funds. Use the phone number from the title company's website or a business card.
- **BE SUSPICIOUS:** It is *NOT* common for title companies to change wiring instructions and payment info.
- **CONFIRM IT ALL:** Ask your bank to confirm not just the account number but also the name on the account before sending a wire.
- **VERIFY IMMEDIATELY:** You should call the title company or real estate agent to validate that the funds were received. Detecting that you sent the money to the wrong account within 24 hours gives you the best chance of recovering your money.
- **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. By typing in an email address you will make it easier to discover if a fraudster is after you.



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