



From the desk of Elizabeth Jones, Esq.

## WIRE FRAUD RIDER

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Incidents of wire fraud in residential real estate transactions are on the rise. Criminal hackers target buyers, sellers, real estate agents, loan officers, mortgage bankers and attorneys involved in real estate transactions. They have become extraordinary sophisticated and well versed in real estate transactions. **You must treat every communication that is instructing you to wire or transmit funds as suspect.** We at Elizabeth Jones Law Group, P.L.L.C., are committed to help protect parties in these transactions from falling victim to wire fraud scams.

Fraudulent e-mails contain false wire instructions and direct people to wire closing funds to bank accounts that are actually owned by hackers. These emails may appear to be genuine and contain the senders' company e-mail information, the email will look like it came from a trusted sender and many times it can contain a signature or attributes that resemble a trusted sender. They may also reference personal information or details about the transaction and mimic the tone of past emails. Fraudulent email addresses typically appear to be from someone you are working with or a business involved with the transaction.

**You must treat every communication that is instructing you to wire or transmit funds as suspect.**

Elizabeth Jones Law Group, P.L.L.C., **will NEVER send you wire instructions via email.**

Before wiring funds, call your Elizabeth Jones Law Group, P.L.L.C., Attorney to verify the wire instructions verbally.

Do not rely on contact information in emailed instructions. Refer to an independent source or call your Elizabeth Jones Law Group, P.L.L.C., Attorney.

Never send sensitive personal data via unsecured email, this includes bank account numbers, credit card numbers and social security numbers. Always use a secure email, facsimile or telephone to relay sensitive data.

If you receive emailed instructions please call our office immediately. **Elizabeth Jones Law Group, P.LLC., will NEVER send you wire instructions via email.**

Your attorney and only your attorney, will provide you wire instructions via a secure method (such as in hand delivery, overnight mail or over the telephone).

Be very suspect of beneficiary accounts for wires; the account name should match the intended recipient and be very suspect of wires going to unrecognized names and out of state bank branches

Our office will always use a secure method to verify wire instructions for sale proceeds. If you are a seller, you must hand-deliver the instructions at closing or send our original Wire Form via overnight mail with the original DEED and collateral documents. IDS are required. We will NOT accept wire instructions by any other method.

Do not hesitate to call us if you have any question or concern about an email you receive in connection with your pending closing.

The undersigned acknowledge that we have received and read this Rider and warnings:

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BUYER:                      date                      SELLER:                      date

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BUYER:                      date                      SELLER:  
date