

This form has been prepared by Matthew S. Finberg, legal counsel to Eighty 30 Realty, and has not been approved by the Colorado Real Estate Commission.

Wire Fraud Alert

Criminals/Hackers are targeting email accounts of various parties involved in a real estate transaction (e.g., lawyers, title agents, mortgage brokers, real estate agents). Among other concerns, this has led to fraudulent wiring instructions being sent to divert funds to the criminal's bank account. These emails may look like legitimate emails from the proper party. **Broker strongly recommends that you, your lawyers, and others working on a transaction, refrain from placing any sensitive personal or financial information in an email, directly or through an attachment. When you need to share Social Security numbers, bank accounts, credit card numbers, wiring instructions or similar sensitive information, Broker strongly recommends using more secure means, such as providing the information in person, over the phone, or through secure mail or package services, whenever possible. In addition, before you wire any funds to any party (including the Title Company, your lawyer, mortgage broker, or real estate agent) personally call them to confirm it is legitimate (i.e., confirm the ABA routing number or SWIFT code and account number).** You should call them at a number that you obtain on your own (e.g., the sales contract, their website, etc.) and NOT use the phone number in the email in order to be sure that you are contacting a legitimate party.

BROKER: Deanna Franco / Megan James

ACKNOWLEDGED:

Buyer

Date

Buyer

Date

Seller

Date

Seller

Date