



# SELLER IMPERSONATION SCAMS

There has been an increase in seller impersonation scams. These scams follow a similar model and share common features - make sure you are aware of the warning signs! As a reminder, if any transaction raises red flags, please reach out. As scammers become more sophisticated, we all need to exercise increased caution.

## PROPERTY

- Unimproved or vacant land – The property being sold by fraudsters is usually unimproved or vacant land.
- No loans or liens – The property being sold by fraudsters does not have any loans or liens.

## SELLER(S)

- Foreign or absentee – The owner of the property lives abroad or in another country/state.
- Contact information in an unrelated country – The fraudster posing as owner has contact information from a different country/state.
- Unwilling to talk on the phone – The seller is only dealing in email and text; unwilling to talk on the phone/no in-person contact.

## TRANSACTION

- Documents executed in an unrelated location – Deeds are executed and notarized in a different country/state than where the owner lives.
- Using bank(s) in unrelated location(s) – The bank being used is located in a different country/state than where the owner lives.

## REAL ESTATE AGENT INVOLVEMENT

- Real estate agents are not based in the area of the property.
- Real estate agents do not know the sellers.
- Contact and communication between the real estate agents and sellers is only via email and text.

## ADDITIONAL RED FLAGS

- There are misspellings in documents.
- The transaction is urgent.
- The dates don't match up.