



ADDRESS: 309 N Kansas and The Vacant Lot Benton KS 67017



CALL BEFORE YOU WIRE FUNDS

Real estate buyers and sellers are targets for wire fraud and many have lost hundreds of thousands of dollars because they failed to take two simple steps.

- Obtain the phone number of your real estate agent and your escrow agent at your first meeting.
- Call the known phone number to speak directly with your agent or escrow officer to confirm wire instructions PRIOR to wiring.

Beware that cyber stalking and fraud are always changing.

Here is an example of a common type of fraud:

An email account (it's could be agent's, escrow's, or consumer's email) is hacked. Hacker impersonates the account, waiting for the time when consumer must wire funds. Agent, escrow, and consumer have no knowledge they are being monitored. Hacker, impersonating agent or escrow, instructs consumer to wire funds immediately. The wire instructions are for an account controlled by hacker. These instructions often create a sense of urgency and often explain that the agent or escrow officer cannot be reached by phone so any follow-up must be by email. When consumer replies to this email, consumer's email is diverted to hacker. Consumer wires the funds which are stolen by hacker with no recourse for consumer.

Never wire funds without first calling the known phone number for agent or escrow and confirming the wire instructions. Do not rely upon e-mail communications.

The best way to isolate yourself against this fraud is not to utilize electronic means to transfer money pertaining to a real estate transaction (i.e., EFT, wire transfer, electronic check, direct deposit, etc.)

The undersigned hereby acknowledge(s) receipt of this notice and the risks associated with, and the vulnerabilities of electronic transfer of funds. The undersigned further agree that if electronic transfer of funds is utilized in this transaction, they hereby hold the broker(s), their agents and the designated title company harmless from all claims arising out of inaccurate transfer instructions, fraudulent taking of sold funds and/or any other damage relating to the conduct of third parties in directing the implementation of transfer instructions.

George Costa
Authorized Email Address
David Miller
Authorized Phone Number

3-3-24
3/3/24

Witnessed by *Margerie Melton* Secretary/Dreasler *Benton Christian Church* 3/3/24

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