

WIREFRAUD

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Making Transactions Personal

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VALUABLE INFORMATION TO PROTECT YOUR VALUABLE INFORMATION

EPISODE THREE: TEXTING ATTACK

• **Texting attack:** A more recent tactic of criminals is to use text-based communication to impersonate Escrow Officers. They text the buyer at the beginning of a transaction, introducing themselves as the escrow officer (fake, of course). Then, later in the transaction, the fraudster will again text the buyer with details specific enough to the transaction to not raise any suspicions.

This familiarity with the transaction sets up the buyer to feel comfortable enough to believe that the person on the other end of the text is legitimate. Soon, the fraudster will send wiring instructions, asking the buyer to send the money "as soon as possible". If the buyer falls for this and sends the wire, there is often little that can be done to remedy the situation. Sadly, many innocent victims have fallen prey to this new technique.

Heritage Title Company is committed to making sure our clients are informed and protected against the latest forms of fraud. We value and protect your privacy with various safeguards throughout your transaction. You can trust us to be your strong partner in a world full of fraud.



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