

HOME TITLE THEFT



What is Home Title Theft?

- A fraudster forges a deed to a property, transferring the property to another person's name.
- Fraudulently refinances a home's mortgage.
- A fraudster takes out a new mortgage, utilizing some or all of the home's equity.



Facts for homeowners:

While anyone can forge your name to a document, that DOES NOT make it a legal transfer. Only you can transfer title to your property.

If a fraudster convinces a mortgage company to loan them money on your property, it is NOT a valid lien.

Most counties have 24/7 account access via their website which allows a homeowner to verify if ownership has changed on their property. Some counties even offer alerts to let the homeowner know if a document was recorded on their property. Visit your county Assessor or Clerk and Recorder to see if your county offers this service.



Facts for homebuyers:

If you are planning to buy a home, it is imperative to get an owner's title policy to protect you in the event you are dealing with a fraudulent seller.

Title companies are trained to look for this type of fraud and have processes and safeguards to protect you and your investment.