



# FRAUD ALERT

## FRAUDULENT LAND SALES AND PREVENTION

We wanted to make you aware of the increase in the number of attempted fraudulent land sales. These scams can involve the sale of a house or other type of real property, but generally focus on the sale of a vacant lot that is owned free of encumbrances and liens.

### RED FLAGS ARE:

- Seller purports to be in another state or country
- Seller is in a rush to close and is willing to sell for a price that seems undervalued
- Seller seems unconcerned with withholding or closing fees and is only interested in receiving net proceeds as quickly as possible
- Seller only communicates with the agent and other parties involved by email
- Seller provides a reason for limited contact such working as an "offshore engineer" or suffering from a serious medical condition
- Email from the seller contains typographical errors or boilerplate language
- The email address is suspect (a domain in a foreign country)
- Seller claims questionable need to use a power of attorney and the agent under the power of attorney has never met the seller
- Seller ID appears suspect with use of cut and pasted photos or is devoid of security features
- Signatures of seller and/or notary are suspect
- Seller is not currently located at the address listed in the county tax records
- Documents provided by the seller are notarized in a location other than the seller's purported location
- Wiring instructions are to a bank in yet another location

### When a transaction appears or even "feels" suspect, here are a few ways to research:

- Google the owner for relevant information such as an obituary
- Verify that no probate estate has been filed for the owner
- Check online real estate listings to see if the property is listed for sale and, if so, contact the listing agent and verify your transaction
- Require the seller to provide additional documentation to assist in verifying their identity
- Require the seller to email or text a picture of their driver's license or passport
- Verify the notary through the Secretary of State where the document was notarized
- Attempt to contact the notary directly and verify the acknowledgment

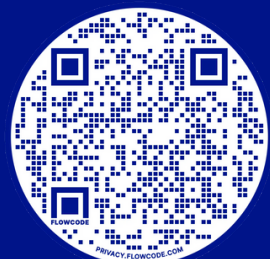
### IF YOU FEEL THAT SOMETHING IS WRONG, IT PROBABLY IS.

If you have any questions relating to this, please contact your Frontier Title Escrow Officer.

*Find a Frontier Title location near you!*

AUSTIN • COLLEGE STATION • CYPRESS • FULSHEAR • GALLERIA  
KATY • KATY NORTH • MEMORIAL • SAN ANTONIO • THE WOODLANDS

[www.FrontierTitleTexas.com](http://www.FrontierTitleTexas.com)



WE DON'T WORK 8 TO 5, WE WORK START TO FINISH!®