



SELLER'S PROCEEDS WIRE ALERT

Cyber Theft

Criminals/hackers are targeting email accounts of various parties involved in a real estate transaction (e.g., lawyers, disbursing title companies, mortgage brokers, real estate agents). Among other concerns, this has led to fraudulent wiring instructions being used to divert funds to a criminal's bank account. These emails may look like legitimate emails from the proper party.

- The disbursing title company is not responsible for wired proceeds once the funds have been withdrawn from the escrow account.
- Unlike a check that can be replaced if lost or stolen, wired proceeds cannot be reversed once the funds have left the disbursing title company's account.

When a Proceeds Check is not an Option and Wiring Proceeds is Needed

Sellers cannot eliminate criminal activity; however, they can reduce their risk by:

- Attending the closing.
- Not sharing any account information until completing the necessary forms at the closing table.
- Not using email to provide any personal or financially sensitive information.
- Not responding to any email requests for any personal or financial information and reporting any such requests immediately to your Burnet Title Closer and Coldwell Banker Burnet sales associate.

Seller is advised to seek legal advice regarding the risks of wiring proceeds to their account or to a third party account such as another title company for a future transaction.

Disbursing Title Company Requirements

Disbursing rules vary by title company. Your Burnet Title closer will communicate the requirements to the seller.

The following are general examples of wire approval requirements:

1. Wire service fees range from \$25-\$50.
2. A Proceeds Authorization Form must be completed and executed by all sellers at closing.
 - When a seller is not present at closing, the disbursing title company will have additional requirements to be satisfied or the wire request may be denied.
 - A Proceeds Authorization Form completed and signed by an attorney-in-fact will not be approved.
 - Proceeds for transactions involving trustees or a representative of an estate cannot be wired; therefore, a check will be issued.