

SELLER IMPERSONATION FRAUD & VACANT LAND FRAUD



There has been a focused effort by criminals to have agents list vacant, unencumbered land that they do not actually own. These transactions typically (but not always) involve a seller that does not have a personal relationship to any real estate agent, title company, or attorney and only communicates by phone, text, or email.

RED FLAGS

- Vacant land (typically) with no outstanding mortgage (free and clear property)
- Seller in a rush to close and/or will be out of town at closing/signing
- Real estate broker never meets with principals and is hired by email or phone only
- Sale documents are emailed to seller, no in-person closing or use of remote notarization
- Purported owner is not currently located at the owner's address listed in the county's tax records

WHAT TO DO

- CW is digging deep on all unencumbered vacant land properties before we agree to insure. This extra step to dive in and verify sellers helps further prevent fraud by finding it before buyers come on board.
- If something feels "off" with a vacant land seller, raise a red flag and call title immediately. Let us dive in and research - we're all partners in this!

Connect with CW Title to get answers to all of your title and escrow questions!
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