

## IMPORTANT WIRE FRAUD ALERT TO SELLERS

Wire fraud poses an enormous threat to every real estate transaction, and anyone can be a target.

**Please read the following information carefully to avoid falling victim to wire fraud.**

### The Problem

Cyber criminals are adept at hacking email accounts and sending emails with fake wiring instructions that look like they originate from a trusted source. These emails are convincing, timely, and incredibly sophisticated. They often contain transaction-level information, making them more convincing and harder to detect as fraudulent.

If, following the closing of your transaction, you request that your proceeds be sent via wire transfer, *Bankers Settlement Services – Capital Region, LLC (BSS-CR)* will work with you to safeguard your funds so that they are not sent to a fraudulent account. Below are some things to be aware of during the disbursement process:

- Secure your email account with a complex password and turn on two factor authentication in your account settings
- Be on the alert for any abnormal or missing messages in your email
- If you suspect any abnormal or suspicious activity or if you are asked to do something that does not make sense, you should not act. Immediately contact us by phone on a number that you independently verify online; do not trust phone numbers or email addresses provided in any suspicious communications.

### BSS-CR has added CertifID to its critical standard protocols for wire transfers

To further protect you and your funds, BSS-CR has partnered with *CertifID* ([www.certifid.com](http://www.certifid.com)), a service that enables real estate, mortgage, and title industry professionals to verify the identities of parties in a transaction and securely transfer bank account credentials. For under \$10, *CertifID* guarantees each wire transfer up to \$1,000,000 against fraud.

In less than sixty seconds, *CertifID* will confirm your identity and securely display your wiring instructions directly on the screen of your device to enable you to validate your instructions. View this introductory [video](#) to learn more about the *CertifID* process and what to expect if you are receiving funds by wire transfer.

*CertifID*, BSS-CR's preferred method for validating wire instructions, provides a vital line of defense against wire fraud. For more information, please contact BSS-CR at 717.671.4556 and we will gladly answer your questions about *CertifID*'s services and procedures.

Sincerely,

**Bankers Settlement Services – Capital Region, LLC**

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