



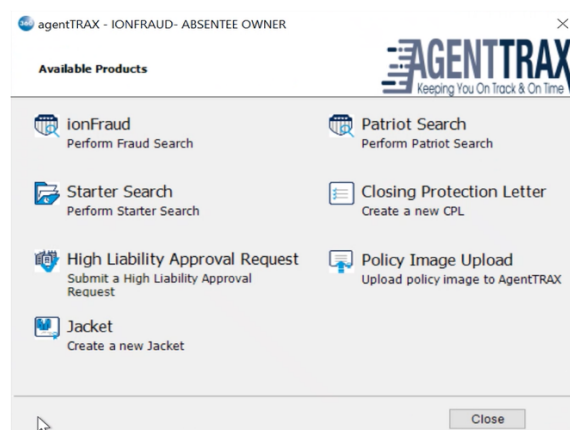
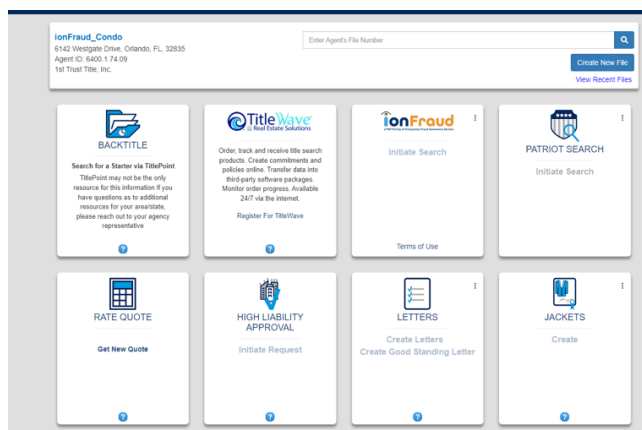
NEW RESOURCE/TOOL FOR FNF AGENTS NATIONWIDE

Available and “LIVE” on May 15th!

Introducing ionFraud, an at order entry tool to uncover and combat possible seller fraud impersonation/absentee owner fraud! FNF title agents can access ionFraud through AgentTRAX or through SoftPro360. So no matter the title and escrow system an agent is on, they can benefit from this new fraud awareness service, provided at no cost to agents.


INFORMATION ON THE RESOURCE:

As an agent is adding a new order from a customer, they can run that basic information through ionFraud either through AgentTRAX (file dashboard), through SoftPro360 or SoftPro Select Automation. See below for how they access ionFraud through AgentTRAX or SP360.



The agent will be provided a property report along with, the US Secret Service flyer and a sample letter that the agent can send immediately to the owner of record to inform them of and verify the sale.

Through AgentTRAX the agent will see the below (sample only):



ABSENTEE OWNER
Review Required

ABSENTEE OWNER PROPERTY SEARCHED
4850 HESTER AVE, FL 32773

Date: 04/15/2024

REVIEW REQUIRED
Please review the iOnFraud search results, which have been sent to your email.

Source: FNF Agency

Terms of Use

Close

Through SoftPro the agent will see the below (sample only) :

AgentTrax-iOnFraud - IONFRAUD- ABSENTEE OWNER

AGENTTRAX
Keeping You On Track & On Time

Property Selection

Select property(s) to submit with the search request

	Property Address	Apt/Unit	City	State	Zip	Parcel ID
<input checked="" type="checkbox"/>	1611 Pinehurst Dr		Cedar Rapids	IA	52402	
<input type="checkbox"/>	812 Sixth St SW		Cedar Rapids	IA	52402	
<input type="checkbox"/>	286 Stoner Road			FL	32708	
<input type="checkbox"/>	347 Wessex			CO	80126	
<input type="checkbox"/>	705 S Alton way			CO	80247	

☒ Display a critical note when order is open for Vacant Land, Non Owner Occupied and No Letter Recommended.

BackSearchCancel

AgentTrax-iOnFraud - IONFRAUD- ABSENTEE OWNER

AGENTTRAX
Keeping You On Track & On Time


Property Search Results

Please select the most accurate property address:

	Selected Property	Search Results
<input checked="" type="checkbox"/>	286 Stoner Road	Result Found - Letter to Property Owner Required

BackSubmitCancel

US Secret Service flyer and Sample of the letter that the agent can send to the seller to verify the transaction.



Real Estate Scams
Vacant Properties

The U.S. Secret Service has observed a sharp increase in reports of real estate fraud associated with vacant and unencumbered property. Criminals are posing as real property owners and through a series of impersonations are negotiating the sale of properties which are vacant or lien free. Criminals are using similar techniques that continue to be deployed in real estate specific Business Email Compromise (BEC) schemes, to include open-source research. Visit the Secret Service website for [guides on BECs and other cyber-enabled financial crimes](#).

the scheme

- ❖ The criminal searches public records to identify real estate that is free of mortgage or other liens and the identity of the property owner. These often include vacant lots or rental properties.
- ❖ The criminal poses as the property owner and contacts a real estate agent to list the targeted property for sale, and requests it being listed below current market value to generate immediate interest.
- ❖ The criminal, posing as the property owner, demonstrates preference for a cash buyer, and quickly accepts an offer.
- ❖ The criminal, posing as the property owner, refuses to sign closing documents in person, and requests a remote notary signing.
- ❖ The criminal (or co-conspirator) also impersonates the notary and provides falsified documents to title company or closing attorney.
- ❖ Title company or closing attorney unwittingly transfers the closing proceeds to criminal.
- ❖ All communication is electronic, not in person.

The fraud is often discovered when recording the transfer of documents with the relevant county. This scheme has particularly affected elderly and foreign real property owners, but it is not limited to these groups, because there are no means to automatically notify the legitimate owners. Therefore, the burden of verification is on the real estate and title companies.

how to prevent

- ✓ Independently search for the identity and a recent picture of the property seller.
- ✓ Request an in-person or virtual meeting and to see their government issued identification.
- ✓ Be on alert when a seller accepts an offer below market value in exchange for receiving the payment in cash and/or closing quickly.
- ✓ Never allow a seller to arrange their own notary closing.
- ✓ Use trusted title companies and attorneys for the exchange of closing documents and funds.

Version 1.1

www.secretservice.gov/contact/field-offices

Date: 04/22/2024

To: Mr./Mrs. Sample Owner
5132 FILLMORE PL
SANFORD, 327736410 FL

Property: 5132 FILLMORE PL
SANFORD, 32773 FL

File Number: ION 21224_2

Dear Owner(s)

Thank you for choosing 1st Trust Title, Inc..

We are delighted to be of service to you.

This letter confirms that we received an order for the sale or/loan of the property listed above.

This letter is part of our fraud detection and prevention efforts. Seller impersonation fraud is a scam in which a bad actor impersonates an owner and tries to sell a home or land they do not own. We are contacting you as the owner of record of the property to verify that you are, in fact, selling the property and that, as we prepare for the transaction, we are communicating with the property's true owner.

Please call us to confirm the transaction or, alternatively, to inform us that you are not selling the property.

Thank you for your prompt attention to this matter.

Sincerely,

1st Trust Title, Inc.
(999)999-9999