



WIRE FRAUD DISCLOSURE

To: _____ (“Client”)
Property: _____ (“Property”)
From: Urban Compass, Inc. or one of its affiliates (“Compass”)

Business that is conducted electronically may be targeted by criminals attempting to steal information or funds that are transmitted by e-mail, text message, or other electronic means. Real estate buyers and sellers are increasingly the targets of such wire fraud. Frequently, this form of fraud is perpetrated by criminals who send electronic mail (email) that appears to come from a legitimate participant in a transaction, but which is actually a fraudulent email impersonating another individual. These fraudulent emails may appear to come from a buyer’s broker, a seller’s broker, a lawyer, a title company, an escrow agent, a bank or any other party in a real estate transaction. In these emails, criminals often provide false wiring instructions designed to divert deposits or settlement funds to the criminals’ own bank accounts. While paying close attention to details like email addresses and signature blocks may offer clues that an email is not legitimate, it is not always easy or possible to tell whether a request is legitimate. For that reason, and since funds or information that are disbursed to a fraudulent account may not be recoverable, Compass strongly recommends as follows:

1. Whenever you receive any transaction instructions or requests (including, but not limited to, wire instructions or requests for personal information such as social security numbers, bank account numbers or birth dates etc.) by either hard copy mail or, electronic communication, **do not** reply to the communication, transmit any funds or provide any information until you have first spoken to your Compass agent, in person or on the phone using a known, verified telephone number, and you have confirmed the legitimacy of the instruction or request.
2. You should also confirm with your Compass agent, in person or via telephone, using a known, verified telephone number, the legitimacy of any hard copy mail or electronic communication purporting to **change** the telephone address, email address, physical address and/or any other contact information of any party involved in a real estate transaction. Criminals sometimes begin fraudulent schemes by first diverting communications to false email accounts or phone numbers, intending to later provide fraudulent payment instructions. It is therefore important to ensure throughout the process that you have correct contact information for all parties involved in a real estate transaction, and that any attempts to change that contact information are verified.
3. Under no circumstances should you initiate any wire transfer of funds unless and until you have confirmed the wiring instructions in person or via telephone, utilizing a known, verified phone number, immediately prior to initiating the wire transfer.
4. If you are not comfortable with the risks and vulnerabilities associated with electronic fund transfers, utilize other forms of payment, such as a check. You will need to confirm with your lending institution



and with your Compass agent the types of payment methods (e.g., type of check) acceptable in connection with the transaction.

5. If you believe you have received a fraudulent or suspicious request or instructions, notify your Compass agent, your escrow officer and your lending institution immediately.

Acknowledgement and Electronic Fund Transfer Release:

Client acknowledges and agrees that it has read, understands and has received a copy of this Wire Fraud Disclosure. Client understands the risks associated with, and vulnerabilities of, the electronic transfers of funds, and Client has knowingly assumed such risks in lieu of utilizing other forms of payment. Client agrees that if electronic fund transfers are utilized in this transaction, Client shall release and hold harmless Compass, and its affiliates, licensees, brokers, agents and other representatives, from any and all claims or losses of any kind related in any manner to the provision of inaccurate and/or fraudulent electronic fund transfer instructions by parties other than Compass and/or the use of inaccurate and/or fraudulent electronic fund transfer instructions that were provided by parties other than Compass.

Client

Name: _____ Date: _____

Name: _____ Date: _____

