

## 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 Title Agency of Nebraska, LLC (BTAN)* 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.

### BTAN has added CertifiD to its critical standard protocols for wire transfers

To further protect you and your funds, BTAN 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*, BTAN's preferred method for validating wire instructions, provides a vital line of defense against wire fraud. For more information, please contact BTAN at 402.935.4700 and we will gladly answer your questions about *CertifiD*'s services and procedures.

Sincerely,

**Bankers Title Agency of Nebraska, LLC**

March 17, 2022