

FRAUD Alert



Fake Sellers

The most common red flags are outlined below:

- Absentee owners
- Unimproved and vacant land
- Unencumbered property
- Deeds from the 1970s/1980s/1990s
- Documents in the title chain executed in an unrelated county or country
- Seller contact information from unrelated county/country
- Sellers unwilling to talk on the phone and only willing to communicate via email or text
- Real estate agents that do not know the sellers; all contact and communication between the real estate agents and the sellers is via email and text; the real estate agents are not based in the area of the property.

Agents should thoroughly investigate an absentee seller:

- Searching for the actual seller using public sources like Google
- Reaching out to the mailing address listed by the county appraisal district.

What actions can the real seller take if they believe someone is attempting to sell their property without their consent?

- Contact local authorities to report the fraud attempt
- Contact local appraisal district and tax office to confirm correct mailing address

**If you have a transaction with ANY of these red flags,
reach out to your Magnolia Title Insurance team for further assistance.**