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RESIDENTIAL BROKERAGE

**ALERT TO WIRING SCAMS**

Criminals/hackers are targeting email accounts of various parties involved in a real estate transaction (e.g., lawyers, title agents, mortgage brokers, real estate agents). Among other concerns, this has led to fraudulent wiring instructions being used to divert funds to the criminal's bank account. These emails may look like legitimate emails from the proper party. **Broker strongly recommends that you, your lawyers and others working on a transaction, should refrain from placing any sensitive personal and financial information in an email, directly or through an email attachment. When you need to share Social Security numbers, bank accounts, credit card numbers, wiring instructions or similar sensitive information, we strongly recommend using more secure means, such as providing the information in person, over the phone, or through secure mail or package services, whenever possible. In addition, before you wire any funds to any party (including your lawyer, title agent, mortgage broker, or real estate agent) personally call them to confirm it is legitimate (i.e., confirm the ABA routing number or SWIFT code and credit account number).** You should call them at a number that you obtain on your own (e.g., the sales contract, their website, etc.) and not use the phone number in the email in order to be sure that you are contacting a legitimate party.

There are many on-line sources that can provide useful information regarding this topic including, but not limited to, the following sites:

- The Federal Bureau of Investigation @ [www.fbi.gov](http://www.fbi.gov)
- The Internet Crime Complaint Center @ [www.ic3.gov](http://www.ic3.gov)
- The National White Collar Crime Center @ [www.nw3c.org](http://www.nw3c.org)
- On Guard Online @ [www.onguardonline.gov](http://www.onguardonline.gov)

The undersigned acknowledge receipt of this advisory.

Date 2/27/2017 Seller/Lessor Fred Burbank Manager LLC  
*The Burbank Ranch in Templeton, LLC*

Date \_\_\_\_\_ Seller/Lessor \_\_\_\_\_

Date \_\_\_\_\_ Buyer/Lessee \_\_\_\_\_

Date \_\_\_\_\_ Buyer/Lessee \_\_\_\_\_

REAL ESTATE LICENSEES CAN ADVISE ON REAL ESTATE TRANSACTIONS ONLY. FOR LEGAL OR TAX ADVICE, CONSULT A QUALIFIED CALIFORNIA ATTORNEY OR CPA.

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