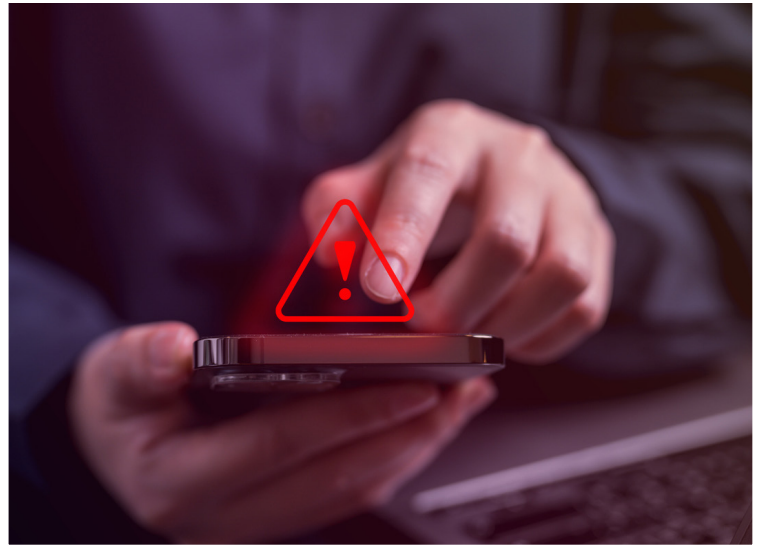


SAFE | Security Awareness for Everyone

ALERT: SMS Pre-Texting Scam Targeting Real Estate Agents



Disclaimer: We have seen active attempts of this scam in our industry. Agents are being targeted at random by fraudulent SMS messages designed to redirect wire transfers.

What's Happening

Criminals are sending random text messages to real estate agents, impersonating escrow officers. A common message looks like:

"Hi, this is Sarah from escrow. I'll be out today — expect a call from my office manager with updated wire instructions."

The "manager" then calls or texts, pushing new wiring details. The goal is to trick you or your client into wiring money into the fraudster's account.

Red Flags

- ! Texts about wire instructions or last-minute changes.
- ! You receive messages telling you to expect a call from someone new.
- ! A number you don't recognize is asking for quick confirmation.
- ! Closings you don't recognize being referenced.

What You Should Do

1. Do not trust SMS for wires.
2. Verify using the contact number in your purchase agreement, not the one in the text.
3. You can check the WFG secure portal for official instructions.
4. Escalate & report: screenshot and share suspicious texts with your broker/title contact.
5. Educate clients: Wiring instructions will never change by text or email.

Bottom Line

If you receive a text about wiring instructions, **STOP. Verify. Call the trusted number.**

Never trust phone numbers, links, or instructions that come in a random SMS.