



Anti-Fraud Disclosure Statement

WARNING! WIRE FRAUD ADVISORY: Wire fraud and email hacking/phishing scams are on the rise. Electronic communications such as email, text messages and social media messaging are neither secure nor confidential. Criminals/hackers are targeting email accounts of various parties involved in a real estate transaction (e.g., lawyers, title agents, mortgage brokers and Realtors). 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.

If you have a closing transaction with Keller Williams Experience and you receive an email containing wire transfer instructions, **DO NOT RESPOND TO THE EMAIL**. Instead, before you wire any funds to any party (including your lawyer, title agent or mortgage broker) personally call them to confirm it is legitimate (e.g., confirm the ABA routing number, SWIFT code or credit account number). You should contact them at a number that you obtain on your own (from the sales contract, independent website, etc.) and not use the phone number in the email, in order to be sure that you are contacting a legitimate party.

Please note that Keller Williams Experience **will never send** wire instructions via email.

The undersigned hereby acknowledges receipt of this Anti-Fraud Disclosure Statement, and that I/we have read and understand its contents.

DocuSigned by:
Jim Gerberich
98A4B05755F44FF...

5/11/2021 | 11:14 AM PDT

Buyer/Seller

Date

[Empty signature box]

Buyer/Seller

Date