

2025 Seller Trust & Safety Checklist — Stop Deed & Wire Fraud

Identity checks • Title safeguards • Wire verification — Free for any homeowner

1) Identity Verification

Ask for full name, role, and company email for every new contact.

Verify identities on official company website/directories (not links from email/SMS).

Save a screenshot/PDF of the page used to verify.

2) Title Company Confirmation

Confirm company name, office line, closer/escrow officer, and YOUR file number via title website.

Do not trust phone numbers in email signatures/attachments without independent verification.

Verified main office phone:

[Redacted]

Closer/Escrow Officer (name & ext.):

[Redacted]

3) Wire Instructions Authentication

Call the title company via the number on their website to voice-verify wire details.

Verify beneficiary name, bank, routing/account numbers, and memo/reference fields.

Repeat full verification if any change is requested.

Call log (date/time + who + verified number):

[Redacted]

4) Secure Channels

Enable MFA on email and banking; avoid public Wi-Fi on signing days.

Do not store wire PDFs/closing packets on shared/public devices.

5) Red Flags

Rush pressure, secrecy, or last-minute wire changes.

Refusal to voice-verify via a verified office number.

Typos, mismatched domains, unusual attachments.

6) Documentation & Emergency Contacts

Title Company (verified main line):

[Redacted]

Bank Fraud Dept (24/7):

[Redacted]

Your Agent/Attorney:

[Redacted]

7) Closing Day Protocol

Reconfirm wire instructions by calling the verified title number before sending/expecting funds.

Share the call log and contacts with your spouse/partner/trusted contact.

If anything feels off, STOP and call the title company and your bank immediately.