

FRAUD WARNING - TO SELLERS

(Acknowledgment by clients of **Taylor Properties/ Anne Arundel Properties**)

Buyers and sellers are receiving emails that appear to be from a real estate agent, loan officer, or a title company representative. Title companies are receiving emails that appear to be from buyers, sellers, real-estate agents, or loan officers. For buyers, these emails request that purchase funds be wired by the buyer to a fraudulent bank account. For sellers, these emails request that sale proceeds be wired by the title company to a fraudulent bank account.

This addendum is to inform you that Taylor Properties/ Anne Arundel Properties will not request from you or your title company or provide any wiring instructions to you or your title company regarding this transaction. If you are wiring funds to a title company or receiving funds from a title company, we recommend contacting the title company directly in a secure manner concerning the wiring instructions and to be suspicious of any requested changes to the wiring instructions.

Immediately before any funds are wired, verify by telephone with your known contact at the title company that the wiring instructions are legitimate.

By signing below, I/we acknowledge the increasing fraud involving wire fraud and real estate transactions and hereby hold harmless and indemnify Taylor Properties/ Anne Arundel Properties from and against any and all liabilities, loss, or damages suffered as a result of any claim, demand, suit, costs, or judgment (including attorneys' fees), arising out of any wire transaction.

Seller Name

Seller Name

Seller Signature Date

Seller Signature Date