

# Scam Alert

Attention all Realtors®

✘ Numerous Realtors® have reported receiving emails and phone calls from a person out-of country who claims to need assistance with an all-cash real estate purchase. The caller may also insist on the need to retain a lawyer with a trust account, and requests a referral. The Realtor® or referred lawyer soon receives a substantial check (reports are from \$150,000 to \$500,000) to be deposited into broker trust account or lawyer trust account. Soon thereafter another call is received from a person purporting to be the attorney for the scammer in his home country. The foreign attorney says that the funds were sent out of country without appropriate government authority and must be immediately returned in order to avoid sanctions and penalties. Holder of the funds is pressed to wire the money without delay. Needless to say, the purchaser and the check are a fraud.

**If you receive questionable requests for service or referrals, be cautious and inquire further.**