



OMAHA AREA BOARD OF REALTORS®
WIRE FRAUD NOTICE

This Addendum is made a part of the Omaha Area Board of Realtors Uniform Purchase Agreement dated 01, MAR relating to the property address of 20750 State Street, Elkhorn, NE 68022.

**NOTICE TO BUYER AND SELLER REGARDING
WIRE FRAUD AND SUSPICIOUS COMMUNICATIONS:**

Please be aware that the Escrow Company under the attached Agreement may require a wire transfer of funds at Closing. Buyer and Seller should take care to provide wire transfer information only to a proper agent of the Escrow Company. Funds should only be wired to the Escrow Company using account information provided by verified agents of the Escrow Company.

Recently, criminals have been found attempting to impersonate escrow companies and real estate agents in wire fraud schemes. Unauthorized individuals have been caught providing fraudulent wire transfer information to parties in real estate transactions. This could include a criminal contacting Buyer or Seller, directly or indirectly, in an attempt to steal funds that rightfully belong to the parties.

In the event that any party believes an unauthorized request has been made for bank account information or funds, the Escrow Company should be contacted immediately. The requests should be verified immediately in person or by telephone using a telephone number that is known to be valid. Parties should be especially skeptical of last minute changes or requests coming from unknown representatives.

In the event that funds are transferred to a fraudulent account, there may be no way to recover these funds from the criminals involved. For this reason, it is extremely important that the Buyer and Seller are vigilant and only provide wire transfer information to proper representatives of the Escrow Company. Please contact the Escrow Company directly if you have any questions.

Seller: [Signature]
Date: 01 MAR 21
Degan Holdings

Buyer: _____
Date: _____

Seller: [Signature]
Date: 3-1-21

Buyer: _____
Date: _____