



BLUE OCEAN  
TITLE

# Signs of Fraud

**Fraud involving vacant and unencumbered lands continues to be reported across the state. Most often, these lands are owned by foreign persons or persons with primary residences outside Florida. The fraud schemes have the following red flags:**

- Seller communicates exclusively through email.
- Seller produces suspicious IDs.
- Seller is rushing to close.
- There are inconsistencies regarding document execution. For example, the country from which the documents are mailed do not match seller's presumed location or the notary's country of appointment.
- The notary stamps on seller's documents is suspicious.
- Seller provides wire instructions for banks or destinations that are inconsistent with evidence about where seller resides. For example, the destination is in a country that does not match the seller's presumed location or mailing address on file with the property appraiser's office.



If you spot one or more red flags, **STOP**.

Reach out to your broker or an attorney at Blue Ocean Title to help you determine the legitimacy of the potential listing and sale.

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