



Avoiding Fraud from Third Party Offers After Your Home Loan Closes

Once you close on a home mortgage or home equity line of credit, the details of your loan are filed in the county where the property is located and become a matter of public record.

In the days and weeks following the closing, home owners typically receive a number of home-related offers including those for additional insurance, home warranties, and more. Your lender may also reach out with follow up information about your loan or a satisfaction survey.

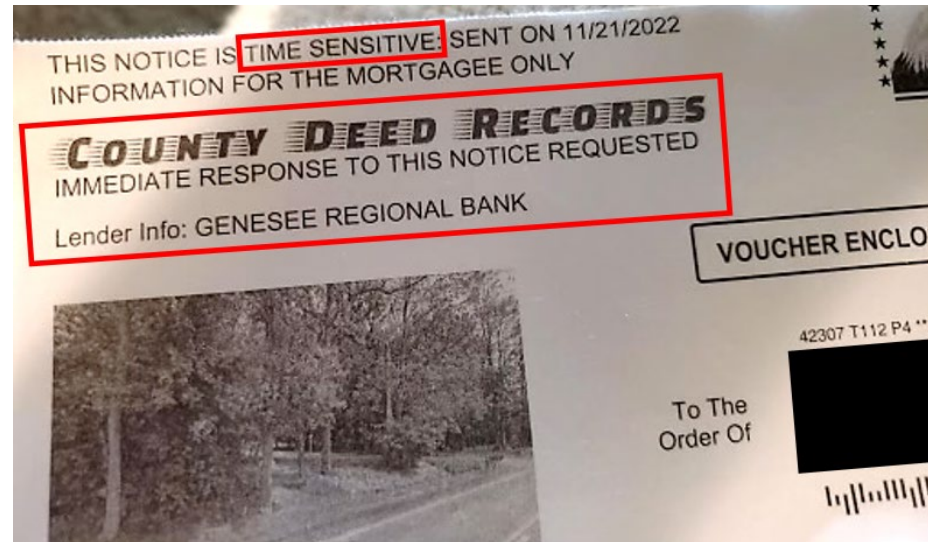
Home owners need to approach all of these communications with care. Some are legitimate, some are legitimate but unnecessary, and others are just scams.

Below are examples of things to look for in these offers to help determine which category a communication may fall into:



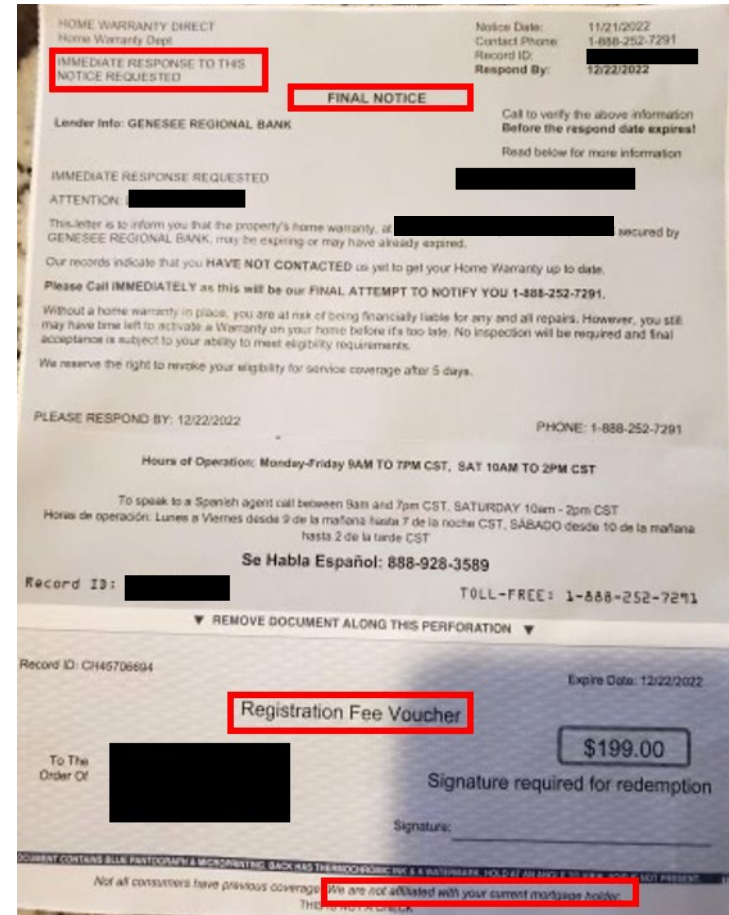
On the Envelope

1. Notice this does not specifically provide the county name where the loan was closed. Just a very generic "County Deed Records." That's a red flag.
2. Use of the Lender Info line is designed to make you think this communication is actually from your lender. Lender information is simply a matter of public record.
3. Multiple examples of "urgent" language is also a red flag. Slow down and read the remainder of the communication very carefully.



In the Letter

1. Again, multiple examples of “urgent” language is a red flag. Slow down and really read the fine print.
2. Speaking of the fine print...this offer specifically notes at the very bottom that the company is not affiliated with the current mortgage holder. That quickly puts this offer into perspective.
3. The use of checks and vouchers is another attention-grabbing technique that helps create an unnecessary sense of urgency.





Immediately after closing is prime time for home-related offers. Just be aware that not all of them will be legitimate or offer a service that home owners really need. Some may even be targeting personal information and credit card numbers. If you receive an offer or high-pressure letter or phone call and are unsure whether you need to take action, check with your lender before spending any money.

More information on this topic and other financial fraud trends is available on the GRB website at www.grbbank.com/report-fraud.

