

SELLER IMPERSONATION FRAUD RED FLAGS



ABSENTEE OWNERS

Listing property that is non-owner occupied. Examples include vacant land, unoccupied acreage or ranch land, rental property, short term rental property, a second home or vacation home.

LOW-PRICED OR ALL-CASH DEALS

A prospective seller wants to list the property below market value and only wants offers from buyers willing to pay all cash.

FSBO: UNKNOWN SELLER

The property wasn't listed with a regular agent, but instead through a For-Sale-By-Owner website that shares the listing on public platforms like Zillow.

COMMUNICATES ONLY THROUGH TEXT OR EMAIL

The seller actively avoids any face-to-face or phone conversations, solely relying on text or email for communication.

When called, the seller's voicemail picks up and they respond through text or email.

RUSH TO CLOSE

During negotiations with the buyer, the seller really accepts almost all terms, prioritizing a quick cash transaction.

They show no objection to proposed fees, cost allocations, commissions, or other terms.

REFUSES TO ATTEND CLOSING

The seller might initially express willingness to attend the closing in person, but as the closing date nears, they suddenly become unavailable due to being "out-of-town" or for other reasons. However, they are still available to sign the documents with a notary, often in a different City or State.

SUSPICIOUS WIRE INSTRUCTIONS

The seller provides wiring instructions for their proceeds to a bank that is not geographically close to the property or mailing address of the tax bill.

SUSPICIOUS PHONE NUMBER

When the seller's phone number is reverse searched to determine if it belongs to the owner of the property, it shows as a completely unrelated name or as an unknown.