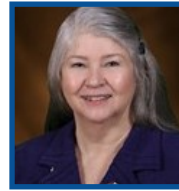


Recorder of Deeds

Serving Kent County with Pride by using property records industry standards and best practices to make transactions faster, safer, & more convenient for everyone



Why Register for Property Transaction Alerts?

As early as 2008, the FBI warned about Dark Web thieves using false identities to "steal" houses. Examples:

- Unoccupied homes rented or "sold" by thieves impersonating owners,
- Wiring instructions intercepted and redirected to fake accounts,
- False deeds recorded; used by squatters to keep the police at bay while thieves abscond at night.

The US Secret Service and the American Land Title Association warned of a new scam in Spring 2023: "seller impersonation."

In one week, May 2023, the Kent County Realtors Association said four Dover properties were put up for sale by someone who did not own them. In June, Troop 3 detectives investigated the fraudulent listing of a vacant lot near Lebanon.



Buyers should be suspicious if properties are listed online for bargain prices, quick closings, and cash sales using "sellers" notary. Empty lots, vacant land, multiple homes, and houses without mortgages are targeted.

Properties cannot be "stolen" from lawful owners using fraudulent documents and property fraud is rare. However, it takes time and money to set things right when thieves borrow against, rent out, or pose as sellers for properties they do not own. The longer the crime goes undetected, the more complex the case becomes and the more expensive to rectify the damage.

Lawyers, realtors, and mortgage companies do their best to prevent fraud, yet cybercrime continues to grow. Several states are drafting Property Theft laws. Ads on radio and TV urge property owners to buy their \$140 a year commercial version of our free product that alerts of fraud.

Sussex, New Castle, and—as of

June 2023—Kent offer Industry Best Practice Property Transaction alert software to minimize damage by alerting victims within days of recording. **Registration is FREE!**

Besides quickly discovering fraud, property owners benefit significantly from the transparency of prompt notice of



legitimate recordings.

Use your cell phone camera to

access this QR code or go to

[https://](https://pfa.uslandrecords.com/)

pfa.uslandrecords.com/

[Default.aspx](https://pfa.uslandrecords.com/Default.aspx) to register for

free notifications whenever your name is part of a property transaction recording.

Of course, most transactions are legitimate: liens removed, equity lines of credit added, houses legitimately sold, etc.

In this day and age of increasing cybercrime, it is better to be safe than sorry.

Recorder of Deeds & the Law

Before uploaded to our data base, documents must be in "recordable format," i.e., legible, buyer and seller identified, TAX ID #, notary, margins and paper to standard, etc.

Our time stamp on the recording sets precedence for encumbrances, so speed is important as well as accuracy.

We do not slow the recording process to inquire if signatures are fake, or ID used by the seller is real.

Delaware Law: "It is not the Recorder's responsibility to ensure the accuracy or legality of the documents themselves, except insofar as they qualify to be recorded. Security for that lies outside the scope of recording."

Contact Hon. Eugenia Thornton, Kent County's Recorder of Deeds for more.

Details

In just a few minutes, citizens can lessen the damages caused by Property Fraud, as well as be up to the minute on legitimate transactions recorded in their names by registering for **FREE** Transaction Alert Email notifications.

Pfa.uslandrecords.com

YOU MUST HAVE AN EMAIL TO USE THIS SERVICE! The phone alert is not activated. Only the email.

If you do not have your own email, ask your children, your attorney, your power of attorney, the executor of your will, or a very good friend to register in your name using their email address.

You may register as many names as you like per one email address. We suggest you look at your credit report and register any variations of your name found there. **At a minimum, be sure check uslandrecords.com to register exactly how your name is recorded on your deed or mortgage.** Do NOT include any punctuation when registering.

While more than one name or variation of a name may be registered, only one email will be used for the alert. If you want more than one email, you must register again using that email. You may add, subtract, or delete names as often as you like.

If you have a common name, you may get a lot of false alerts.

You cannot print using this software. The alert will direct you to use the US Land Records software to research the document if you don't recognize what the alert tells you.

Please review the Recorder of Deed's factsheet entitled "Explore Property Records from Anywhere-Free" to learn how your name is recorded on your property documents and to verify the activity mentioned in the alert.

**An alert does
not mean illegal
or unauthorized
activity.**

How to Register

1. Using the URL or QR code on the opposite page, click "**Register Here**" next to **KENT County DE** to start your registration. Then on the next page click on "**Register now**".
2. After accepting the terms of the web site agreement and typing the characters you see on the picture, click Next.
3. The next page will prompt you to enter your email and confirm your email. Then enter your phone number. Only fields with the **red *** are required. Then click next.
4. Next, specify the names of people or organizations which will be monitored in the documents recorded in Kent county DE. Remember at least one name should match the name on the recorded document. Hit "Add Name" for each name. When finished click Next.
5. The final page summarizes your registration selections.
6. Press Finish to complete the registration.
7. You will receive a confirmation email from PFA.DoNotReply@avenuinsights.com
8. When documents are recorded in the names entered, you will receive a DO NOT REPLY email directly from AVENU, our vendor. It will tell you the type of document that has been recorded and direct you to US Land Records to re-view the document for yourself.
9. Refer to our "Explore Property Records from Anywhere—Free" factsheet for step by step instructions.
10. If you see a name you do not recognize, contact the mortgage company or your closing attorney for explanation. If you detect fraud, initiate a police investigation from the jurisdictional agency over the property. You will need to contact a Real Estate Attorney for help once you file the police report.
11. Please do not contact the Deeds office. We cannot offer legal advice and will only slow the process. Speed is key!