

REMEMBER

Never 	Always 
Never accept a last minute change of bank account details by email!	Always check with the 3rd party by way of an agreed telephone number or by face to face.
Never send your bank account details by email or by phone!	Always check with the 3rd party by way of an agreed telephone number or by face to face.
Never click on a link to confirm your bank details. Do not trust such emails, even if they look genuine.	Always telephone your bank using the phone number on a genuine piece of correspondence, website or the phone book to check if you're not sure.
Never give any personal information (name, address email or phone number) to organisations or people. before verifying their credentials!	Always check who they are, who they work for, and most importantly verify their credentials!

USEFUL CONTACT DETAILS

Police Service of Northern Ireland
Telephone: 101

For more information please see:
<https://www.nidirect.gov.uk/campaigns/scamwiseni>

<https://www.getsafeonline.org>

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CONVEYANCING SCAMS



 **Call,**
 **Check and**
 **Confirm**

THE LAW SOCIETY
OF NORTHERN IRELAND



CONVEYANCING SCAMS



As our client we want to ensure that your conveyancing transaction is as safe, secure and successful as possible.

Unfortunately in recent years homebuyers, sellers and their solicitors have been increasingly targeted by criminals with scams which have left homebuyers at risk.

Given the sums involved in conveyancing transactions, clients can be hit particularly hard by transfer scams which result in the loss of significant sums of money.

Transfer scams are where the borrower transfers the deposit of the house they are buying to their solicitor or conveyancer – but the money is intercepted and stolen by a fraudster.

Solicitor firms are actively engaging with clients to ensure that their data and monies are well protected.

It is important that all parties involved are aware of the potential risks and that you take practical steps to ensure that your funds remain safe and the conveyancing transaction progresses smoothly.

The following information and guidance has been prepared in association with the Law Society of Northern Ireland and the Police Service of Northern Ireland.

Remember scammers are also targeting members of the public who are involved in litigation and divorce cases where settlement funds are being transferred.

It is strongly recommended that you read the information provided and share it with your family and friends.

The security of your deposit and your money depends on it!

BE AWARE

As your solicitor firm we will never:

1. Change our bank account details during the course of a transaction.
2. Email you a change in bank details particularly at the last moment.
3. Ask that you send your bank details to us or any other organisation by email.

BE ALERT

It is important that you:

1. Remain extremely vigilant at all times and ensure caution when responding to any requests for your bank details.
2. Do not phone a telephone number you are unsure of. It could be the scammer! Always verify the telephone number before calling.
3. Check and recheck with all parties involved.
4. Contact us directly by telephone using the number provided below to verify any unusual request.
5. Update the security and anti-virus software on your computer.
6. Look for any suspicious activity on your email account.

BE RESPONSIBLE

You must take preventative actions to avoid becoming the victim of fraudsters and scammers.

Our Contact Details

Name of the solicitor firm	
Name of your contact	
Title	
Office phone number	
Mobile phone number	
Our email address	

Our Bank/Lender Details

Name of our bank/lender	
Address of bank/lender	
Account Number	
Sort Code	

These details **WILL NOT** change unless agreed with you in person.

It is important that we have your most up-to-date contact and bank details.