

OKLAHOMA REAL ESTATE COMMISSION**NOTICE TO BUYER — SIGNS AND RISKS OF DEED THEFT**

Oklahoma law requires that you be notified of the signs and risks of deed theft at the closing of your real estate transaction. 59 Okla. Stat. § 858-364.

What is Deed Theft?

Deed theft means intentionally altering, falsifying, forging, or misrepresenting a document relating to real property with the intent to deceive, defraud, or unlawfully transfer or encumber the ownership rights of the owner of the real property. 60 Okla. Stat. § 858-351(3).

Deed theft is also where someone misrepresents themselves as the owner or representative of real property owner in order to obtain ownership or possession of the real property.

Why Should You Be Concerned?

Criminals sometimes use deed theft to fraudulently take title to property without the owner's knowledge or consent. Once a fraudulent deed is recorded, clearing your title can be a difficult, time-consuming, and costly process.

Signs of Potential Deed Theft Include:

- Receiving mail or notices about loans, mortgages, or utility accounts you did not open.
- Not receiving expected property tax bills or notices.
- Finding your name removed from public property records without your knowledge.
- A deed, mortgage, or lien appears in public records that you did not sign or authorize.
- New loans or lines of credit appear on your credit report that are tied to your property.
- Unexpected offers to buy your property from unknown individuals.

How to Protect Yourself:

- Periodically check county land records to ensure your name remains on the title.
- Keep your personal and financial information secure.
- Regularly check your credit report for signs of identity theft.
- Immediately investigate any suspicious mail, notices, or transactions involving your property.
- Ask someone you trust to look after your home if you are going to be away for a long period of time.
- Do not let your mail pile up if you are going to be out of town. Criminals often target homes that are vacant for long periods of time.
- Contact your county clerk, a licensed real estate professional, or an attorney if you suspect fraud.

If you believe you are a victim of deed theft, report it immediately to law enforcement and seek legal advice.

Acknowledgment:

I acknowledge receipt of this notice regarding the signs and risks of deed theft.

Buyer's Signature

Date

Buyer's Signature

Date