

WFG Informational Bulletin

To: All WFG Policy Issuing Agents and Direct Offices
From: WFG Underwriting
Date: April 25, 2024
Bulletin No: NB 2024-05
Subject: Property Owner Alert Programs

In an attempt to identify identity theft fraud, and home title fraud at an earlier stage of the process, county recorders around the country have implemented Free “Property Owner Alert Programs” that allow a property owner to register their email and receive notification of any instrument recorded in their name. Some states, including Florida, require all recording offices to offer this service.

While it doesn’t necessarily prevent a fraud from occurring, participation in this type of program could really make a difference for your customers.

Here's why you should consider signing up your buyers and borrowers:

- **Peace of Mind:** With this program, your clients can stay informed about any changes or activities related to their property. Whether it's a new lien, a change in ownership, or even potential fraud attempts, they'll be the first to know. This type of title monitoring is one of the basic services provided by companies such as Home Title Lock and others, at a much higher price.
- **Proactive Protection:** By discovering improper recordings early, your clients can take prompt action if any issues arise. This proactive approach can help them avoid potential headaches down the road and protect their investment. Early action can also prevent the property from being conveyed or mortgaged multiple times to other innocent victims.
- **While discussing this free service, it’s an easy transition to discuss the additional protections available under the ALTA Homeowners’ Policy, including protections against future fraudulent title transactions. Of course, that policy is not available in all jurisdictions.**
- **Easy and Convenient:** Signing up is a breeze. Most programs offer simple online registration.

Not only do we suggest that WFG Agents and direct offices encourage your buyer and borrower customers to take advantage of any “Property Owner Alert Program” available in your county, we encourage our agents to provide a “value-added” service by handling the registration for your customer.

Information Bulletins are designed to provide our agents with information we think will help in managing their business or just being better title professionals, but which does not rise to the level of being an underwriting mandate and are not within the scope of the agency agreement.