

Broome County Clerk Aaron Martin

STOP THE STEAL

Awareness Campaign

What is Deed Fraud?

Deed fraud (also called **home title theft**) happens when someone records a **fake or forged deed** with the County Clerk's Office, making it appear in public records as though they now own your property.

How does Deed Fraud happen?

1. **Forgery** - a criminal fakes the property owner's signature and files the deed
2. **Fraudulent Inducement** - the property owner is tricked into signing something they don't understand, believing it's for help or refinancing

Once the fraudulent deed is recorded, the scammer may sell the property to an unsuspecting buyer, take out loans or mortgages against it, or rent it out and collect income.

What kind of Property Owners are targeted?

Criminals choose properties where the owner is less likely to notice changes quickly, such as:

- Vacant or absentee-owned homes or properties
- Homes without mortgages
- Inherited properties with outdated title records
- Elderly homeowners

What is the Broome County Clerk's Office doing to prevent Deed Fraud?

The Broome County Clerk's Office offers a **free Fraud Alert system** through Info Quick Solutions or "IQS." You can register at <https://searchiqs.com/fraudalert/> to be notified when documents are recorded under your name.

The Broome County Clerk's Office also mails hard copy **fraud letters** to transferors of residential properties in Broome County whenever a deed is recorded.

The County Clerk is the Records Management Officer for records in Broome County and is an agent to the New York State Department of Motor Vehicles.

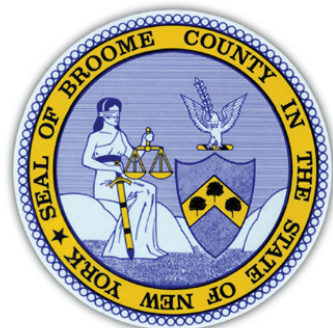
Visit the Broome County Clerk's Office Website or follow us on Facebook for more information.



broomecountyny.gov/clerk



Broome County Clerk's Office



What are DMV Phishing Scams?

Phishing scams posing as the DMV are **fake texts, emails, or websites** designed to trick you into **giving up personal information, clicking malicious links, or paying fake tolls or fines**, all while pretending to be the NYS DMV. These scams are successful because they copy real DMV logos, language, and urgency cues to feel official.

What do these scams look like?

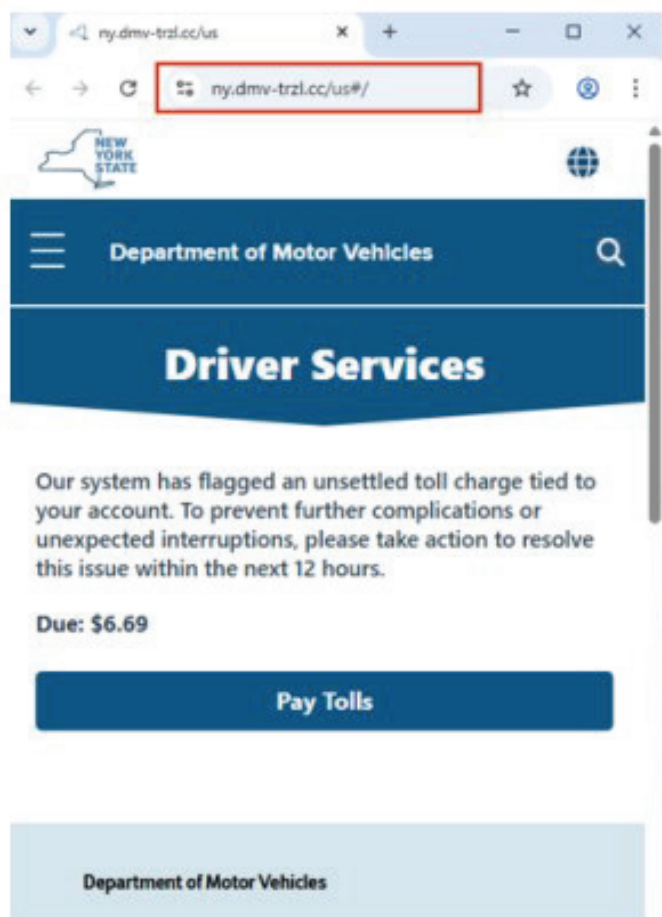
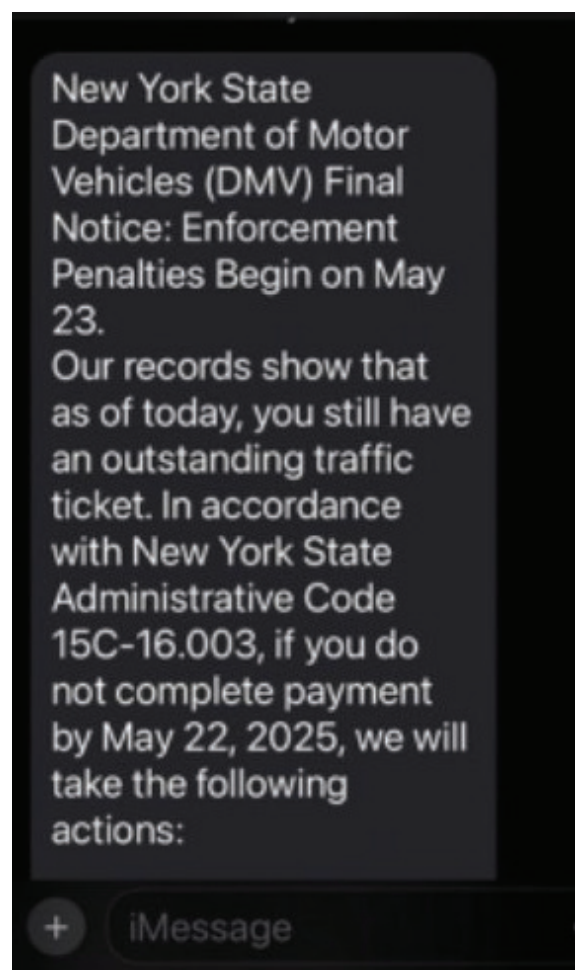
Scammers typically send urgent, threatening messages that include links contained in:

1. **Text messages** referencing outstanding payments or fines
2. **Emails** referencing outstanding payments or fines

How does the scam work?

Phishing messages try to get you to:

- **Click a link** → leads to a fake DMV site that steals your information or installs malware
- **Pay a fake fine** → scammers steal your credit card details
- **Reply with personal data** like your driver's license or SSN to "verify identity"



How to spot a DMV Phishing Scam?

- The DMV **does not** send unsolicited texts or emails demanding payment
- The URL doesn't match the NYS DMV website
- The message uses threats, poor grammar, or odd formatting
- It asks for sensitive information via text or email (the DMV does not do this)

How to protect yourself?

- **Do not click** any link in an unexpected DMV message
- **Verify directly** with the NYS DMV website: dmv.ny.gov
- **Report phishing attempts** to dmv.sm.phishingattacks@dmv.ny.gov