

# RISING FRAUDULENT LAND LISTINGS

Fraudulent land listing activity is increasing. Scammers often impersonate owners of vacant land, push for fast closings, and attempt fraudulent payouts.



## KEY RED FLAGS

### IN LISTINGS & SELLER INTERACTION

- Below-market pricing to create urgency
- High-pressure tactics for quick closings or transfers
- Evasive or incomplete information
- Limited communication (email/text only)
- Unusual payment requests (wire transfers, upfront funds)

### IN PROPERTY & OWNERSHIP

- Vacant parcels targeted most often
- Seller location inconsistent with county tax records (esp. offshore)
- Inconsistent or altered documentation

## BEST PRACTICES FOR REALTORS®

- Verify seller identity and ownership with county tax records
- Confirm seller location matches official records
- Require personal interaction for vacant land sales
- Trust your instincts if something feels wrong
- Use trusted title companies

## TOOLS & RESOURCES

- **Register** for Lee County Clerk's Property Fraud Alert Service
- **FGCMLS Resources:** Fraud detection guides and training
- **Watch** the Clerk of Court Conversation on Property Fraud

**ALWAYS. REMAIN. VIGILANT.**