

SLADE  
RESIDENTIAL PROPERTY

# Fraud – how do fraudsters do it?

## PROPERTY FRAUD

### What is property fraud?

Fraudsters attempt to gain ownership of a property either by using a fake document to transfer it into their name, or by pretending to be the registered owner. Often, they then sell or mortgage the property without the owner's knowledge and disappear leaving the owner to deal with the consequences.

### How can you prevent property fraud?

By signing up for HM Land Registry's free Property Alert service, you will be notified of certain types of activity on the register in relation to your property, such as if someone tries to use your property for a mortgage. This service does not automatically block changes to the register to your property but will notify you when something changes so that you can take action. Please visit <https://propertyalert.landregistry.gov.uk/> to sign up.

You can also put a restriction on the title to your property which prevents HM Land Registry registering a sale or mortgage on your property unless a conveyancer or solicitor certifies the application was made by you. Your conveyancer or solicitor may charge you for providing a certificate if you do wish to sell or mortgage your property.



## PAYMENT DIVERSION FRAUD

Payment Diversion Fraud (PDF) is where criminals target a specific individual, impersonate others, create or amend invoices to trick you into transferring them your house deposit and/or the balance of purchase monies to them.

These schemes can be highly sophisticated, and almost always involve the criminals pretending to be your solicitor in order to con you into diverting your payment to an account they control.

Be extremely vigilant if there appears to be any change of payment details, and always double-check by calling your solicitor before you transfer your money, as emails can be intercepted or diverted.

You can test the account by sending a small sum to the account details provided and check that your lawyer has received this before transferring all of the money.

Victims can lose hundreds of thousands of pounds and may never get their money back.

GET IN TOUCH

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