

START PROTECTING YOUR INVESTMENT

NOW

by enrolling in the
complimentary

FRAUD ALERT NOTIFICATION (FAN) SYSTEM

3 easy ways to enroll:

Scan the QR Code

with your mobile device



or

Visit www.mcrecorder.org

or

Enroll in Person

at the Montgomery County
Recorder's Office
on the 5th Floor of the
County Administration Building



LORI KENNEDY

Montgomery County Recorder

Montgomery County Recorder's Office

451 W. Third Street
Dayton, Ohio 45422
Main #: 937-225-4275
Fax #: 937-225-5980

Hours of Operation:

8:00am - 4:00pm
Monday - Friday

Email:

mcrecorder@mcoho.org

Website:

www.mcrecorder.org



Follow our progress on social media.



PROTECTING YOUR PROPERTY AGAINST DEED FRAUD

ENROLL TODAY!!!



*The Fraud Alert Notification System
is a free notification service that notifies
subscribers of all documents recorded
against their property.*

What is Deed Fraud?

Property deed fraud occurs when an individual files a fraudulent document with the county Recorder's Office, falsely claiming ownership of your home or property.

This document is usually forged and often involves a complicit notary.

Typically, the person committing the fraud does not intend to live in the property; instead, they aim to sell it quickly to an unsuspecting buyer at the property's value.

Property deed fraud can generally be reversed if detected early. For this reason, the Recorder's Office offers a notification system for all property owners in Montgomery County and encourages them to enroll.

Properties at high risk of being stolen are:

- Vacant properties abandoned due to delinquent taxes.
- Vacant properties waiting to be probated.
- Rental properties.
- Homes newly listed for sale.
- Properties vacated by snowbirds.
- Properties left unattended for any other reason.

What is the Fraud Alert Notification (FAN) System?

The Fraud Alert Notification System, also known as the FAN System, is a FREE service that notifies subscribers of all documents recorded against their property.

To start receiving notifications, property owners must enroll and indicate whether they prefer to be notified by mail, email, and/or text. Once enrolled, they will receive a welcome letter along with a decal to display on their property.

Every time a document is recorded, the property owner will receive a notification letter/message that includes the file number of the recorded document.

Property owners can look up the file number on our Records Online Search at mcrecorder.org, or they can call our office at 937-225-4275 to have the document searched for them.

If a recorded document is suspected to be fraudulent, the property owner should contact the Recorder's Office immediately. Upon receiving a complaint, the case will be referred to the Prosecutor's Office for criminal investigation.

Note: Enrolling in the FAN System does not prevent a possible fraudulent document from being recorded. It does, however, alert the property owner of a transaction so they can verify the contents of the document sooner than later.

Additional Tips to Protecting Your Property:

- If your property is left unoccupied, check often to ensure it is not occupied illegally. Ask someone you trust to look after your home if you are going to be away for an extended period of time.
- Do not let mail pile up if you are going to be out of town.
- Make sure the County Treasurer has your correct address for you to receive all property tax notifications. Contact them if you suddenly stop receiving these notices.
- Seek a real estate professional when buying or selling a property to ensure a clean transaction, especially when entering into a Quit Claim Deed.

To request a Deed Fraud Presentation at your next meeting, please contact the Recorder's Office Programs Coordinator at:
937-225-6384