

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



Stacey Benson-Taylor
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.



EXPOSING DEED FRAUD



*“With deed fraud at an all-time
high, it is necessary that we
remain active in protecting our
homes from the Bad Guy.”*

- Stacey Benson-Taylor
Montgomery County Recorder

How the Bad Guy is stealing properties:

Scenario One

The Bad Guy notices a property is sitting vacant. Assuming no one wants it, he creates a fraudulent Quit Claim Deed and forges the owner's signature. Often times the notary is in on the scam.

Scenario Two

The Bad Guy looks for rental properties and homes recently listed on the market. He forges a deed putting it in the name of a fictitious LLC and quickly sells the property for cash. The new owner has no idea he just purchased a stolen property.

Scenario Three

The property owner dies and in an attempt to avoid Probate Court, the Bad Guy submits a forged Deed or Affidavit signed by the deceased owner and is falsely notarized.

Properties at high risk of being stolen are:

- Vacant properties abandoned due to delinquent taxes
- Vacant properties due to a death of the tenant and survivorship is not established
- Rental properties
- Homes newly listed for sale
- Properties vacated by snowbirds.

What you can do to help prevent the Bad Guy from stealing your property:

- Visit mcrecorder.org and use the online records search to ensure there are no documents recorded that you don't know about.

Or more conveniently, enroll in the **FREE** Fraud Alert Notification (FAN) System to be notified by mail or email whenever a document is recorded in the Recorder's Office.

- 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.
- Do not let mail pile up if you are going 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.

What is being done to EXPOSE the Bad Guy?

The Montgomery County Recorder's Office is:

- Bringing attention to the issue through community meetings and media engagement.
- Enrolling more property owners in the Fraud Alert Notification (FAN) System.
- Referring fraud complaints to the Prosecutor's Office and FBI for investigation.
- Reporting suspicious notaries tied to fraud complaints to the Prosecutor's Office and to the Ohio Secretary of State Office.
- Providing a FREE "Affidavit of Facts Relating to Title" form to all property owners who make a fraud complaint.
- Working with State Legislature, Community Partners such as Realtors and Title Companies, and other government offices to find a solution to this growing issue.