



EARNEST MONEY DISCLOSURE

PARTIES understand that sometimes unfortunately, a transaction may fail to close for a variety of reasons.

PARTIES understand that a Broker-in-Charge holding an earnest money deposit must handle that earnest money deposit in accordance with SC real estate license laws paraphrased below:

Buyers and Sellers agree that if a transaction fails to close, a Broker-in-Charge acting as an escrow agent shall hold the earnest money in safe keeping in accordance with SC laws and shall not disburse the earnest money to anyone until:

- All the Buyers and Sellers sign a disbursement agreement stating who gets what amount of earnest money, or
- A judge in a court of competent jurisdiction issues a disbursement order.

Only when all parties sign a disbursement agreement or a disbursement order is obtained from the court, the Broker-in-Charge will properly disburse the earnest money within a reasonable amount of time in accordance with SC laws.

If Parties are using a lawyer to hold the earnest money in trust, Parties should consider signing a written escrow agreement with that lawyer that details how the earnest money is held and how the earnest money is disbursed by the lawyer.

Buyers and Sellers are encouraged to obtain legal counsel prior to signing any legal documents.

BUYER: _____ Date: _____ Time: _____

BUYER: _____ Date: _____ Time: _____

_____ Date: _____ Time: _____

_____ Date: _____ Time: _____

SELLER: ^{Authenticate} David J Ion Date: 04/17/2024 Time: 12:16 PM

SELLER: Deena K Ion Date: 04/18/2024 Time: 11:25 AM

_____ Date: _____ Time: _____

_____ Date: _____ Time: _____

_____ Date: _____ Time: _____

_____ Date: _____ Time: _____

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WIRE FRAUD WARNING

Anyone Involved in a real estate transaction can become a criminal's target for WIRE FRAUD, crimes, or assault.

Always be suspicious of all emailed wiring instructions. Always check the wire's authenticity and routing numbers. Immediately communicate any suspicion of an email WIRE FRAUD scheme to banks and law enforcement (FBI).

NEVER WIRE MONEY OR SEND MONEY TO ANYONE WITHOUT VERBALLY VERIFYING THE WIRING/TRANSFER DIRECTIONS AND RECIPIENT VIA TRUSTED SOURCES (NOT EMAIL) IN A TIMELY AND REASONABLE MANNER

DUE TO WIRE FRAUD SCAMS, REALTORS® WILL ALMOST NEVER EMAIL WIRING INSTRUCTIONS.

Always verify wiring instructions via trusted sources (**not** email)(e.g. phone, visual, mail) and knowing/recognizing lawyer's/seller's/staff's voice on the phone or seeing faces. Beware: Criminals create fake law firms/staff/phone numbers.

Domestic and over seas organized WIRE FRAUD criminals can create fake phone numbers using a local area code.

Domestic and over seas organized WIRE FRAUD criminals may hack into trusted email accounts (e.g. lawyers, sellers, real estate licensees, bankers) and email fake wire instructions to YOU and steal YOUR money if YOU wire without verification.

WIRE FRAUD defenses: Proper verification of WIRE instructions. Use secure/encrypted email, mail, courier, or fax in lieu of email which is vulnerable to WIRE FRAUD hacking. Obtain cyber/crime insurance. Utilize trusted REALTORS®, local established professionals. Timely/properly investigate/check on people, companies, and real estate schemes/crimes (internet) to avoid and deter crooks. Contact law enforcement and SCR (803-772-5206) for information on WIRE FRAUD.

Domestic and over seas organized criminals can "phish" for identity theft information. Beware clicking links and emails. Consider using two step email authentication (text code) alongside state of the art password protection. Sellers should secure all valuables, drugs, weapons, pets, sentimental items, and identity theft information prior to showings. Consider personal safety at all times. Stop criminals scraping listings into fake rentals (Google Alerts, Alert Craigslist/VRBO).

PARTIES ARE SOLELY RESPONSIBLE FOR OBTAINING LEGAL ADVICE PRIOR TO SIGNING AND DURING THE TRANSACTION. REALTORS® RECOMMEND OBTAINING LEGAL COUNSEL. VERIFY WIRE INSTRUCTIONS. Due to potential WIRE FRAUD, parties are solely responsible to verify all WIRE instructions from anyone. Parties acknowledge receiving, reading, reviewing, and understanding: this WIRE FRAUD WARNING. Please report crimes to law enforcement (e.g. FBI) and applicable REALTOR® associations (info@screaltors.org 803-772-5206).

Authentisign
David J Ion 04/17/24 Authentisign
Deena K Ion Date: 04/18/24 Time: 12:16 PM

Date: _____ Time: _____

Date: _____ Time: _____

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