

## Property Deeds

Deed fraud is on the rise in Arizona and across the United States. The Attorney General's office warns Arizonans of a disturbing trend with deed fraud over the last couple of years. It is very easy to transfer the title of your home with a fraudulent signature especially if you own your property free and clear. Scammers have a tendency to look for vacant homes or homes where the owner recently passed away. They also look for rental homes owned by corporations.

Do not think you are safe because you still live in your home, you can still be a target especially if there is no lien (mortgage or otherwise) on your home.

Here is a video with a criminal investigator at the Attorney General's Office with more information. <https://youtu.be/cqmyE7qDsJo> Helpful tips:

1. Periodically go to the County Recorder's website <https://recorder.maricopa.gov/recdocdata/> and search by name or parcel #.
2. Periodically go to the County Assessor's website <https://mccassessor.maricopa.gov/> and search by address.
3. Some counties (Maricopa, Pinal, and Yavapai) have free alerts when there is a change in the property's title. Inquire with your local County Recorder's Office. Maricopa County <https://recorder.maricopa.gov/MaricopaTitleAlert>
4. Some credit monitoring companies will monitor the deed to your property. This can help you become aware when the title has been transferred.
5. Check with your home insurance company to see if they offer deed fraud insurance. This can help you with hiring an attorney should your deed gets fraudulently transferred.

Source: AZ Attorney General's Office

<https://www.azag.gov/press-release/attorney-generals-office-warns-az-homeowners-about-deed-fraud>