



Deed Fraud Prevention

EARLY REAL ESTATE SALES ALERT opt-in instructions

Property-related deed fraud is an increasing and dangerous threat to Arizona real estate property owners. This crime occurs when individuals fraudulently record documents against real property to unlawfully transfer ownership or encumber the property without the owner's knowledge or consent. **As a consumer, you must be aware that if a property is sold by someone other than the true owner, there could be devastating legal and financial consequences to the parties who have bought or sold that real estate property.**

To help mitigate this risk, the Arizona Department of Real Estate (ADRE) provides the Early Real Estate Sales Alert System (ERAS). ERAS is a tool designed to help prevent you from unknowingly purchasing stolen property. By transmitting transaction data to the ADRE, the system triggers an alert to any registered owner or owner representative based on the owner name, property address, or parcel number. **If the person attempting to sell the property is not the actual owner, this alert notifies the true owner—if they have registered to receive alerts—of a pending sale to allow them time to intervene or contact law enforcement for assistance.**

Real Estate Property Owners are encouraged to protect their ownership by registering both with their county Recorder and the state alert systems designed to notify them of potential transactions. Information on how to register your property ownership, with the Arizona Department of Real Estate's Early Real Estate Sales Alert System and county Recorder alerts is available at earlyalert.azre.gov.

____ / ____ Buyer's Initials ____ / ____ Seller's Initials

ERAS Disclaimer: The Early Real Estate Sales Alert System (ERAS) is a voluntary and free deed fraud mitigation tool provided by the Arizona Department of Real Estate (ADRE), as a service to the public. Consumers are not required to register or use the system. The ERAS database is not a comprehensive registry and does not contain information for all properties in Arizona. Data in the ERAS database is subject to change without notice. The services and information provided through ERAS are provided on an 'as is' and 'as available' basis. ADRE is not liable for system outages, errors entered by users, or for damages in connection with the use of ERAS. Users are responsible for evaluating the accuracy and reliability of all information provided to or

received from the ERAS. ADRE expressly disclaims all warranties with respect to the services and information provided by ERAS.

Authorization to Escrow Officer

The Buyer and Seller hereby instruct the Escrow Officer to transmit the following information about the Seller and the subject property to the Early Real Estate Sales Alert System at earlyalert.azre.gov upon receipt of these executed instructions. *Please note that all parties to the contract must consent to the use of the ERAS system in order to create valid escrow instructions for this transaction.*

ERAS Mandatory Data Transmission

DATA FIELD	INFORMATION TO BE TRANSMITTED
Seller's Name	The full legal name of the individual(s) or entity acting as the Seller in this transaction.
Property Mailing Address (if available)	The property's complete mailing address.
Assessor Parcel Number (APN)	The full Assessor Parcel Number for the subject property.

Election and Authorization by signing below, the undersigned Buyer(s) and Seller(s) acknowledge they have read the foregoing instructions and instruct the Escrow Officer to transmit the above transaction details to the Arizona Department of Real Estate's Early Real Estate Sales Alert System (ERAS).

PROPERTY IDENTIFIER (address, assessor parcel number or legal description):

BUYER(S):

Signature: _____ Signature: _____

Printed Name: _____ Printed Name: _____

Date: _____ Date: _____

SELLER(S):

Signature: _____ Signature: _____

Printed Name: _____ Printed Name: _____

Date: _____ Date: _____

*I do not authorize the transmission of my transaction details to the Early Real Estate Sales Alert System (ERAS). _____ / _____ **Buyer's Initials** _____ / _____ **Seller's Initials***