

## FRAUD ALERT

Eastern Connecticut is experiencing a surge of real estate fraud, as shown below in the alert below.

<https://www.crameranderson.com/wp-content/uploads/2023/06/Real-Estate-Scams-Vacant-Properties.pdf>

To address these concerns and protect one of the most important assets a person has, the Town Clerk's Office is now offering a new layer of security when it comes to property protection, with a property alert service to provide property owners a free fraud alert service that immediately notifies by email whenever a document is recorded with any name that you register.

You can sign up for the service by clicking <https://webhost02.newvisionsystems.com/VTPropertyAlert/> or by visiting the Clerk's web site townclerk@volutown.gov and following the links to register. There is no charge for the service. The system will start its alerts on 08/05/2024. It's as simple as registering your name or business name and your email address and you will be automatically notified electronically if a document is recorded with your name. While this service can't prevent fraud, it's important to be notified early that someone may be trying to steal your property without your knowledge.

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### Property Alert Service Frequently Asked Questions

**1. What is the purpose of the Property Alert Service?**

The Property Alert Service is an e-mail notification service to track your name. It allows property owners or other interested parties to receive alert messages by email when a document is recorded by the Clerk's Office. The service matches party names on recorded documents with requests made by subscribers.

**2. Can more than one person register the same party name?**

Yes. There is no limit to the number of subscribers for a particular party name.

**3. Why should I register for this service?**

This service is for individuals who want to know if fraudulent activity has occurred for documents that are recorded under their name in the Town of Voluntown. You may also wish to register the names of elderly loved ones to help protect them from scams.

**4. Does the property need to be occupied in order to receive an alert?**

No. The Property Alert Service is for any type of land owned in Voluntown, whether occupied or vacant.

**5. What recorded documents are included for the alert notification?**

Any document recorded with a party name is included.

**6. Why can't you stop the fraudulent document from being recorded?**

As long as a document meets statutory recording guidelines, Connecticut law requires the Clerk's Office to record the document. Recordings cannot be refused unless guidelines are not met.