

## **Cybercrime/Money Fraud**

Events of cybercrime and fraud are regularly reported in the media affecting many facets of commercial and personal life. Conveyancing is not exempt. Incidents of diverted payments and fictitious law firms are drawn to our attention by banks, professional regulators and law enforcement agencies on a frequent basis. Both we and you have to act cautiously in our dealings with your money to ensure that there are clear instructions as to how to transfer it safely. We need to have clear and robust procedures in place to achieve this and we look to you for your co-operation and understanding in our compliance with these.

In the process of purchasing this property you will need to transfer funds to Evolve's Client Account. For this purpose we will provide you with details of the Account in our report letter.

**Please do not respond to any subsequent message by email or telephone suggesting that the Account details have changed or were incorrectly provided. Such information is likely to be from a fraudster who has intercepted email correspondence between us and is looking to divert your payment to their own account. If you receive a call or message of this nature please, using a separate telephone line, contact us immediately on our office number.**

Prudently you may consider making an initial nominal payment of say £10.00 to us and we can then confirm receipt giving you confidence to make the balance payment. Please advise if you intend to do this.

We have no plans to change our Client Account and should we need to do so we will confirm the new details by letter and speak with you to give you the necessary assurance that the new information is legitimate.

**We cannot accept cash payments into our bank at any time. This could seriously delay a transfer because of the ALM procedures.**

Please note the following statement which we have also incorporated into our e-mail template and which you will see repeatedly as we communicate with you during the course of this transaction:

**WARNING & DISCLAIMER: CYBER-CRIME.** Please be aware of cyber-crime:

Criminals have sophisticated means of getting hold of your money. Evolve Law (MK) Ltd its directors, officers and staff cannot accept liability if you transfer money to the wrong bank account. Please speak with your lawyer before transferring money to check the correct details. If you receive a communication about any change to our bank account or requesting details of your account, please use a separate telephone and speak with your lawyer direct.

**DO NOT TRANSFER ANY FUNDS TO EVOLVE WITHOUT SPEAKING TO US FIRST TO CHECK THE DETAILS. ONLY USE OUR OFFICE NUMBER TO MAKE THAT CALL –  
01908 018390**