



# GRANT MALLOY

CLERK OF THE CIRCUIT COURT & COMPTROLLER  
SEMINOLE COUNTY, FL

## PROPERTY FRAUD ALERTS – FREQUENTLY ASKED QUESTIONS

Our **FREE Property Fraud Alerts** are effective and provide a layer of security for homeowners. Any time a document is filed using your registered name, business name, or trust name, we will alert you within 48 hours. Speedy notification and quick action are key to stopping bad actors from taking control of your property.

### HAVE YOU SIGNED UP?

The **Property Fraud Alert Program** is simple to sign up for and only takes a couple of minutes:

<https://www.seminoleclerk.org/property-fraud-alerts/>

You can enter multiple names, including yours, your spouse's name, your trust or business name, or variations of those names.

You will choose a way to receive alerts—phone number, text, or email.

### I HAVE RECEIVED AN ALERT... NOW WHAT?

If you receive a property fraud alert that you believe to be suspicious, you can immediately go to the Clerk of Court's website to see what document someone has filed. If you determine that the document is fraudulent, you should call local law enforcement to immediately begin an investigation. The sooner that you report the fraud, the quicker law enforcement can preserve valuable evidence like surveillance video that may otherwise become lost with a delayed report. In many cases, homeowners can also engage attorneys who specialize in real estate to ensure action is taken as soon as possible.

The Clerk's Office cannot give legal advice, but we have partnered with local law enforcement to make sure victims have a path forward.

### WHAT DO I BRING TO LOCAL LAW ENFORCEMENT TO REPORT SUSPECTED PROPERTY FRAUD?

- Sworn statement form
- Copy of the quit claim deed
- Copy of the original deed or closing paperwork (with signatures for comparison)

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(407) 665-4300 | [seminoleclerk.org](https://www.seminoleclerk.org)  
PO Box 8099, Sanford, FL 32772-8099

## ADDITIONAL STEPS FOR REPORTING SUSPECTED PROPERTY FRAUD TO LOCAL LAW ENFORCEMENT:

### 1. Gather Information and Documentation

Before you file a report, collect all relevant documents and information related to the fraudulent deed:

- **Property Details:** Address of the property affected.
- **Fraudulent Deed:** A copy of the deed that was filed fraudulently (if available). This document should show the name of the person who filed it and any details about the fraudulent transaction.
- **Proof of Ownership:** Any documents that show you are the rightful owner of the property (e.g., title deed, mortgage records).
- **Correspondence with the Clerk's Office:** If you've already contacted the Clerk's Office to inquire about the deed, gather any responses or documentation provided by them.
- **Surveillance Video** of your home that captured suspicious people trespassing.

### 2. Contact Your Local Police Department or Sheriff's Office

- **In-Person:** Visit your local police department and ask to file a report about the fraudulent deed. Please have the above documentation with you as well as your identification. **You should contact the law enforcement agency that has jurisdiction where the fraud occurred (this may be different from where the property is located).**

### 3. Provide a Detailed Account of the Incident

When filing your report, be prepared to give a clear and concise description of the situation:

- **Who:** Identify the name(s) of anyone you suspect may be involved in the fraudulent activity, if known.
- **What:** Describe the fraudulent deed and explain how you became aware of the filing.
- **When:** Provide the date on which you discovered the fraudulent deed was filed.
- **Where:** Indicate the specific Clerk's Office where the deed was filed.
- **How:** If you have any information about how the fraud was perpetrated (e.g., forged signatures, false representation), include that in your report.

### 4. Request a Fraud Investigation

Ask the police officer to initiate an investigation into the fraudulent filing of the deed. Be sure to inquire about the next steps in the process, including whether you need to provide additional documentation or evidence.



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## 5. Follow Up on Your Report

After filing your report, ask for a copy of the report number and the contact information of the officer handling the case. This will allow you to follow up on the status of the investigation. Keep a record of all correspondence.

## 6. Notify Other Relevant Authorities

In addition to filing a police report, you may want to:

- Contact the Clerk's Office where the fraudulent deed was filed to alert them to the situation and request that the deed be flagged or reviewed.
- Notify your title company or mortgage lender if applicable, as they may be able to help protect your property rights.

## 7. Monitor Your Property

Keep a close watch on your property and any changes in ownership records. Ensure you are enrolled in your local Clerk's Property Fraud Alert program to be notified of future filings related to your property. Consider obtaining video surveillance system for your property. In many instances, scammers will examine the property in person to see whether someone is presently living on the property. Having surveillance on your property can help identify individuals responsible for the property fraud.

## 8. Prosecution by the State Attorney's Office

If law enforcement arrests someone for the fraud perpetrated on your property, the State Attorney's Office will then receive the case for review. If the State Attorney's Office determines that sufficient evidence exists to prove the charges beyond a reasonable doubt, the State Attorney's Office will file formal charges against the perpetrator. Potential charges include a violation of Florida's Identity Theft statute, FS 817.568, for fraudulent use of personal identification information. If the State Attorney's Office successfully obtains a conviction against the perpetrator, the identity theft statute allows the criminal court to remove the fraudulent deed from the official records, thereby reverting title back to you.

## 9. Correcting the Fraud Yourself

Regardless of whether the State Attorney's Office obtains a conviction, you always have the option of filing your own civil action to correct the title to your property. You can do so by filing a **Complaint to Quiet Title**. You can find this document on the [Online Forms](#) page of our website.

