



CARROLL COUNTY REGISTRY OF DEEDS
ADMINISTRATION BUILDING – 95 WATER VILLAGE ROAD
OSSIPPEE, NEW HAMPSHIRE 03864

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REGISTER OF DEEDS

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Protect Yourself from Property Fraud

One of the best ways for property owners to protect themselves from Property Fraud is to subscribe to the service available on the Carroll County Registry of Deeds website called **Property Watch**. A similar service on most other NH Registry of Deeds websites is called **Property Fraud Alert**. In addition, property owners should keep careful and complete records regarding their property. Property Watch is a free service. Sign up for Property Watch (or its equivalent) in each county in which you own property.

Review the emails you receive regarding Property Watch immediately, and check the documents they reference.

If fraudulent documents are found to have been recorded, do some or all of the following **as quickly as possible**:

1. contact the registry in which the fraudulent document is recorded, so they may refer the matter to that County Attorney's office;
2. contact a real estate attorney;
3. contact local law enforcement;
4. contact the Federal Trade Commission at www.reportfraud.ftc.gov;
5. contact the FBI Internet Crime Complaint Center at www.ic3.gov;
6. contact NH Attorney General's Consumer Protection Hotline at 888-468-4454 or find out more at www.doj.nh.gov/citizens/consumer-protection-antitrust-bureau;
7. contact NH DHHS, Adult & Elder Services (Adult Protective Services), Concord, NH: apscentralintake@dhhs.nh.gov or call 603-271-7014;
8. if you have an Owner's Title Insurance Policy for your property, read your policy and reach out to the attorney who handled your closing and/or the insurer.

Other measures that could slow down or defeat fraud:

- Owning in a trust or other vehicle
- Keeping property encumbered by a mortgage
- Contact your Tax Collector and/or Assessing Dept. to suppress your records
- Create an alert for your property address or name in Google
- Working with professionals when buying or selling property
 - o Expect things to take some time
 - o Title research
 - o If something is too good to be true, it isn't true

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