



Department of Finance

# Protect Your Home

**Deed Fraud is a Serious Crime**  
*Anyone Can be a Victim*

Here Are Vital Tips to Prevent Deed Fraud  
from Happening to **YOU!**

**If you think you may  
already be a victim**

**ACT**  
**QUICKLY!**

**Steps to Recover Your Home Listed Inside**

# Tips To Help Avoid Deed Fraud

Don't Lose Your Property to Thieves

## Check Your Property Records Yearly



Log onto [www.nyc.gov/finance](http://www.nyc.gov/finance) to make sure that there are no unknown deeds or mortgages recorded on your property.

For Staten Island customers, call the Richmond County Clerk's office at 718-675-7700.

## Don't Leave Home Unattended



### Going away?

Ask a trusted friend or family member to pick up mail or visit your house.

## Check Your Title Insurance Policy



If it covers deed fraud, it could help with legal fees.

## Register for the Free Recorded Document Notification Program

# ACRIS

You will be notified by text or email anytime a document is recorded on your property. Go to [www.nyc.gov/finance](http://www.nyc.gov/finance)

## Contact the Department of Finance



If you stop receiving your property tax and water bills, or if your utility bills suddenly increase.

## Threatened with Eviction? Check Credentials.



Only New York City Marshals or Sheriffs carry out evictions.

## Beware



of referrals from someone with a vested interest in your property, such as lawyers and realtors. **Thieves involved in deed fraud operate in groups.**

## Make sure the Department of Finance has the correct mailing address



for you or the person who should receive notices about your property.



## What To Do If You Think You are a Victim of Deed Fraud

### 1. **ACT QUICKLY!**

2. Report fraud to the Sheriff's department immediately.
3. Get a certified copy of the fraudulent document from the City Register's office.
4. Report the crime to the District Attorney's office in the borough where the property is located.
5. Consult an attorney to confirm your ownership of the property.

**For questions or concerns on Deed Fraud?**

**CALL**



**OR**

**CONTACT**



**NYC SHERIFF'S OFFICE  
BUREAU OF CRIMINAL INVESTIGATION**

**(718) 610-4426 or (718) 707-2100**

**Email: [taxcop@finance.nyc.gov](mailto:taxcop@finance.nyc.gov)**



**BILL DE BLASIO, MAYOR | JACQUES JIHA PH.D., COMMISSIONER**  
**FAIR, EFFICIENT, TRANSPARENT, EXCEPTIONAL CUSTOMER SERVICE**

Rev. 03.08.17