

# WIRE FRAUD WARNING

File No. 26-105939-PC

**Wire fraud is the #1 real-estate crime in Texas.** Criminals impersonate title companies, brokers, and attorneys by spoofing emails or phone numbers and providing FAKE wire instructions. Once funds are wired, they are usually unrecoverable within 24 hours.

## BEFORE WIRING ANY FUNDS:

1. CALL the wire contact at the number printed below — NEVER use a number from an email.
2. CONFIRM the routing + account number verbally — character by character.
3. NEVER trust a "last-minute change" to wire instructions sent by email. If you receive one, CALL your closing officer immediately.
4. If you have already wired funds and suspect fraud, call your bank's wire fraud desk AND the FBI's IC3 (ic3.gov) within 24 hours.

## WIRE INSTRUCTIONS

### Capital Title of Texas, LLC - Park Cities

7001 Preston Road, Suite 120

Dallas, TX 75205

Phone: 214-219-7300

#### RECEIVING BANK

Independent Financial Bank · McKinney, TX

#### ROUTING (ABA) #

**111906271**

#### ACCOUNT # (CAPITAL TITLE ESCROW)

**3851 0073 6201**

#### REFERENCE / GF.NO.

**26-105939-PC**

**Wire confirmation contact:** Jennifer Johnston · jjohnston@ctot.com · 214-219-7300

*CALL THIS NUMBER. Do not respond to emailed wire instructions without calling first.*

#### FUNDS REQUIRED

**Due no later than 4:00 pm CT on 2026-06-02**