

VACANT LAND FRAUD

Red Flags & How to Protect Yourself



What is Vacant Land Fraud?

Vacant land fraud is a type of real estate scam where scammers pose as legitimate property owners of vacant lots of land and sell it to unsuspecting buyers.

Since vacant land often lacks activity, structures, or regular oversight, it becomes an easy target for scammers.

Vacant Land Fraud is a form of title fraud.



Who Do Scammers Target?

- Out-of-state or absentee landowners
- Elderly or heirs with inherited land
- Unimproved or unmonitored properties

Characteristics Scammers Look For

- No structures on the land
- No mortgage or tax liens
- Long-term absentee ownership
- Owner information easily found online



Red Flags to Watch For

- Pushy sellers who want to close the deal quickly
- Refuses in-person meetings
- Owners without representation
- Avoidance of escrow services
- Discrepancy between ID and public records

How to Protect Yourself



Set Up Title Alerts



Put a Deed of Trust on the Property



Meet the Seller or Their Representative



Insist on Your Own Notary



Conduct Rigorous Identity Verification



Partner with Reputable Escrow Professionals

Get Peace of Mind with *Trusted Escrow Support*

With over 40 years of experience in commercial transactions, Arizona Escrow & Financial is here to help you close with confidence.

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