



A MESSAGE FROM
MAUREEN O'CONNELL
NASSAU COUNTY CLERK

Dear Neighbor,

Your home is one of your most valuable assets, and protecting your property is among the highest priorities of the Nassau County Clerk's Office. Unfortunately, identity theft and property fraud is on the rise across the country. Criminals first steal an individual's identity. Then the scammers will attempt to illegally file deeds, liens, or other land records documents to fraudulently gain control of that individual's property.

To safeguard Nassau County homeowners, my office offers the Property Fraud Alert Program, a free service that notifies you whenever a land records document with your name or property description is filed. By enrolling, you gain an additional layer of protection, ensuring that if fraudulent activity occurs, you can quickly respond.

This pamphlet explains the possible ramifications of property fraud, how the alert program works, and why you should sign up for it today. I encourage every homeowner in Nassau County to take advantage of this free service.

Sincerely,

Maureen O'Connell

FREQUENTLY ASKED QUESTIONS

Q: What filings will trigger an alert?

You will be notified if your name or property description appears on a filed legal document, such as: deeds or ownership transfers; mortgages and satisfactions of mortgages; liens and judgments; and powers of attorney.

Q: How quickly will I be notified?

If a document is officially recorded with the Nassau County Clerk's Office, you will generally receive an email alert within a few days.

Q: What should I do if I receive an alert?

If you were not aware of what triggered the alert, and believe the filing is fraudulent, immediately contact the Nassau County Clerk's office.

Q: Can more than one person or property be registered?

Yes: You can register each property you own in Nassau County, and co-owners, spouses, or family members may also sign up to receive their own alerts.

Q: Is there a fee for this service?

No: The Property Fraud Alert Program is a free public service offered by Nassau County Clerk Maureen O'Connell and the County Clerk's Office.

View the land records of your Nassau County properties at: www.uslandrecords.com.

Nassau County Clerk Maureen O'Connell
and the Nassau County Clerk's Office:
We're here to provide the services you need.

PROPERTY FRAUD ALERT

A Free Service Offered by
Maureen O'Connell



MAUREEN O'CONNELL

NASSAU COUNTY CLERK

240 OLD COUNTRY ROAD

MINEOLA, NEW YORK 11501

516-571-2664

Visit our website:



WWW.NASSAUCOUNTYNY.GOV

WHAT IS PROPERTY FRAUD?

Property fraud occurs when a deed, mortgage, lien, or other land record is unlawfully filed against your property. Criminals try to make money illegally by taking out fraudulent mortgages against your home or property, then renting it, or, in the most extreme cases, selling it without your knowledge, which is why it is sometimes called “home title theft.”

PROTECT YOUR PROPERTY

Discovering property fraud early will give you time to defend your home. Property Fraud Alert monitors all legal filings made in Nassau County and will notify you if a document is recorded with your name or your property description. While Property Fraud Alert cannot prevent fraudulent documents from being filed, this **free** service offered by County Clerk Maureen O’Connell will let you know if swindlers are trying to scam you so that you can quickly address the situation and protect your property.



HOW THE ALERT WORKS

First you register your name and property description with our office (*see instructions, right*).

If a document that matches your name or property is filed with the County Clerk’s Office, you will receive a notification from a company we partner with, US Land Records.

If you receive an alert and believe the filing is fraudulent, contact us immediately.

It is that simple—you do not have to spend any money or download an app or give your personal info to a business that will sell it.



240 Old Country Road

HOW TO REGISTER FOR FREE

1. To sign up for this free service, go to www.nassaucountyny.gov/clerk/pfa
2. Click on the **Sign Up** prompt that appears. This will launch a new page. Click on **Register Now**; then accept the terms.
3. Enter your personal information.



REGISTRATION TIPS

- You can register your name, but it is better to use Section, Block, and Lot numbers so you do not receive alerts if someone with the same name as you files land documents.
- Alert notifications will be sent to your email, so be sure to use a valid email address that you regularly check.
- You may register more than one person for each property: Co-owners, spouses, or family members may also sign up.

Remember that some alerts may be triggered by a legitimate filing like a Mortgage Satisfaction. Review the details before reacting to an alert.

WHY SIGN UP?

Property fraud can affect anyone and can have serious repercussions. Signing up for Property Fraud Alert gives you a powerful tool to quickly protect your property. This free service helps you respond before any serious harm is done.