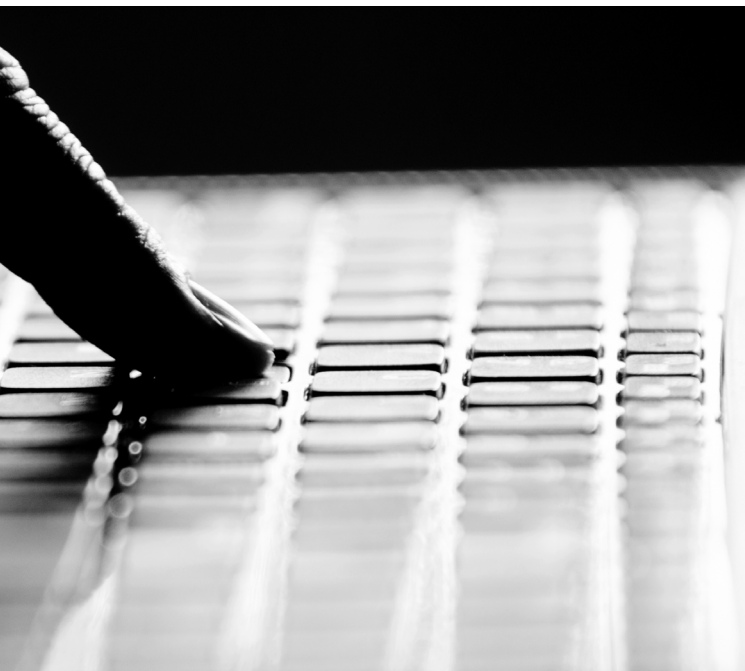


## Lawyer Checker

Criminals are becoming increasingly sophisticated, they can accurately clone real firms and have trained staff who are able to proceed your transaction in order to dupe both you and your conveyancer.

In order to protect you and your lender from this threat, our policy is to check the identity of your seller's conveyancer using Lawyer Checker.



Lawyer Checker allows your conveyancer to check the account number of the seller's conveyancer's firm against a database of previous conveyancing transactions. The results provided by the service will help to better assess the risk associated with sending your money.

At Timms, we use Lawyer Checker on every transaction for your peace of mind.

[www.timms-law.com](http://www.timms-law.com)

## Why use Timms?

If you have any doubts and haven't visited our offices, feel free to do so, come and chat to your solicitor or conveyancer and meet them in person.

We hope this guide helps you understand that we take cyber security and fraud very seriously but if you have any questions or concerns, please do call us or pop into one of our offices.

**Ashby**  
01530 564 498  
80 Market Street  
Ashby de la Zouch  
LE65 1AP

**Derby**  
01332 364 436  
St Michael's  
Queen Street  
Derby  
DE1 3SU

**Burton**  
01283 561 531  
7-8 Lichfield Street  
Burton on Trent  
DE14 3RE

**Swadlincote**  
01283 214 231  
23 West Street  
Swadlincote  
DE11 9DG

For further information visit  
[www.timms-law.com](http://www.timms-law.com)



**Timms**  
SOLICITORS

**Cyber  
security  
&  
your  
transaction**

inside is a guide to keeping  
your transaction safe

building relationships since 1892



## Cyber Crime and your Transaction

Your house is likely to be your most valuable asset so when it comes to buying, selling or remortgaging you need to know that your transaction is safe.

At Timms, we are very aware of the threat of cyber crime and fraud so for your peace of mind we have put together a guide for all of our clients.

It is a fact that no matter how safe our property firewalls/ anti-virus or spam filters are, it is likely that those of the public will probably be less so.

## Guidance for you

In this guide we have outlined what you should expect from us and what you can do to assist us during your transaction:

- We will send you our bank details at the start of your transaction with the initial paperwork, these will be by post. We will not send our bank details by email. If you receive bank details by email, please phone us immediately (using a verified landline telephone number)

- Do not send your bank details by email or by phone, bring them in person and sign an authority form. Alternatively send your original bank statement in the post.

- Timms are registered with the Law Society and Solicitors Regulation Authority (SRA) and are listed on both websites should you want to check.

- We always check the solicitor on the other side on the Law Society website and we also subscribe to Lawyer Checker, a legal portal where you can check if the firm is genuine. A Lawyer Checker search is carried out in all purchase transactions, prior to completion.

- Read anything sent to you by your conveyancer carefully. Our bank details will not change. If in doubt, give us a call.

- We will never push you to proceed quickly. Be careful, fraudsters often use this tactic so that emails are used and corners are cut.

- We will ask you to bring in original identity documents into one of our offices in person. This is supplemented further by electronic anti-money laundering checks via 'Smart Search'. We will ask for proof of funds, in purchase transactions. It would help us if you provided your bank statements to show us where your funds are held and an explanation of how the funds have accrued. Further evidence may be required but if it is provided at the outset delays will be avoided.

- Tell us if you are buying an empty or tenanted property and we can raise further enquiries to make sure that the seller is who they say they are.

- If you have to send sensitive information by email, do not give a clue to what that information might be in the email's subject line.

- Feel free to test our account details by sending a nominal amount, say between £1 and £10 first, then phone us to make sure it has arrived safely before you transfer large sums.

- Do not post any updates on social media as to the progress of your transaction - this is how some fraudsters identify when to send the scam email requesting your money.

- Working with your solicitor/ conveyancer is a two way street. No matter how good and safe we are, if you are not as vigilant you may end up having your emails hacked or becoming involved in property fraud.

