

# **Welcome to Land Notification!**

## **Recorder Alert System Looks to Prevent Property Fraud**

The Waseca County Recorder has a website that aims to give residents a way to avoid falling victim to fraud. A person could forge signatures of homeowners on a new deed and mortgage and walk out with thousands of dollars the same day. These issues do not occur readily; however, mortgage and real estate fraud does occur in our society. Even though not one specific case of fraud has been brought to our attention here in Waseca County, there is always the possibility that it could happen. Customers should take a proactive approach to monitoring their investments, as a home is often the largest investment one will make in their lifetime. This is a great opportunity for citizens of Waseca County and everyone should take advantage of this free service to protect their most valuable assets.

### **How it works**

The Land Notification system gives you the ability to monitor personal names or business names for real estate activity. You can create one or more alerts that are triggered when real estate records are recorded with the Waseca County Recorder's Office for names identified in the alert. This is a FREE service!

### **Things to know**

#### **Do Land Notification Alerts cost anything?**

This is a FREE service to property owners provided by the county. You only need to sign up.

#### **What do I need to sign up?**

You will need an email account with Google, Yahoo, AOL, or OpenID to sign up for the land notification alerts.

#### **Will I receive unwanted emails?**

You will receive an email only when a document with the name you provided is recorded in the official real estate records. You can unsubscribe to the service at any time.

#### **What is property fraud?**

Property fraud is when someone illegally uses your name on records related to your property for financial gain or acquisition of your assets.

#### **How often does property fraud happen?**

Mortgage and real estate fraud does occur and is a growing crime in our society. Monitoring records on your property is one of the steps in prevention of this crime

**Prevent fraud and sign up for Waseca County Land Notification Alerts at:**

<https://wc-frauddetection.wasecacounty.gov/lns.app>

**If you have any questions or need our assistance, please contact our office:**

**Phone: 507-835-0670**