

# Introducing Lawyer Checker's Account and Entity Screen



Wessex Searches is pleased to add Lawyer Checker's Account and Entity Screen to its product suite.

**To celebrate you can receive a special introductory offer!**

**Between 2 and 15 Dec we are offering you 10% off with an introductory price of £12.96.**

Lawyer Checker was founded in 2011 with an aim to provide comprehensive fraud protection for conveyancers and their clients, and as a business is now regarded as an integral element within conveyancing risk management.

Vendor conveyancing fraud is an ever-increasing concern with more cases of criminals stealing identities to dupe you into sending money their way. It's important you have a system, firm wide, to protect clients' monies and your reputation against such instances.

**Lawyer Checker's Account and Entity Screen** takes away the uncertainty and provides enhanced risk management in transmission of funds by checking the account details of a solicitor you are sending the funds to against its unique database. Suitable for use in Residential Conveyancing and Commercial Conveyancing transactions in England and Wales, you can be assured you are adhering to SRA

Principle 10, as well as 4 and 5, and protecting your firm.

Recommended to be completed in the outset when replies to requisition on title have been received, Lawyer Checker also provides a **free** refresh service to ensure there has been no changes on the way before completion of the transaction.

Once account and firm details have been submitted, Lawyer Checker will search its unique database to identify if they have a track record with previous use associated to the account in question, and return a result identifying **Frequent, Infrequent** or **Unknown** usage within conveyancing.

## How to receive your 10% discount

Simply log onto the order platform where the product will already be discounted at the special rate or email [contactus@wessexsearches.co.uk](mailto:contactus@wessexsearches.co.uk)

In line with our new product release of Lawyer Checker's Account and Entity Screen, we invite you to join us for a short webinar on Wednesday 15 January 2020 at 11am where we look at how Account and Entity Screen takes away the uncertainty and provides enhanced risk management in transmission of funds.

To register for the webinar, please [click here](#)

If you are unable to attend we can arrange in-house training for your team - please contact us on 01225 526 206 or email us at [events@wessexsearches.co.uk](mailto:events@wessexsearches.co.uk)



## CASE STUDY

Property developer Nick Christofi was planning to buy a Tudor-style four-bedroom house in the North London suburb of Hadley Wood. He appointed a conveyancing solicitor to act on his behalf.

The solicitor was put in contact with the seller's lawyers by the estate agent. The firm took steps to verify that the firm was legitimate by searching for the solicitor John Dobbs and his firm Acorn Solicitors, using FAS facility on the Law

Society's website. Both were listed as genuine.

The supposed 'sale' went ahead and Mrs Murphy transferred the £735,000 deposit and completion monies to Acorn Solicitor's bank account. It was only after the property's true owners Lloyds TSB started eviction proceedings against Mr Christofi and his partner that the fraud came to light.

It soon became apparent that John Dobbs was not a real solicitor, nor Acorn Solicitors a genuine firm.

By that time however he had disappeared with the sale proceeds of the house.

The police established that the fraudster had stolen the identity of a retired solicitor with a different name. He had then applied to the SRA to change the name of the retired solicitor to John Dobbs and later for approval to practice under the name Acorn Solicitors. Once approved by the SRA, the names John Dobbs and Acorn Solicitors were listed on the Law Society's FAS service.