



**FINAL NOTICE:
IMMEDIATE RESPONSE REQUIRED**

Secured By: ****BANK OF THE FLINT HILLS - PLEASE CALL TO VERIFY****

We need you to call today about an urgent matter regarding your property.

Notice Date: 11/21/2025
Owner's ID: [REDACTED]
Warranty Dept: 1-888-381-5166
Se Habla Español: 1-888-975-5920
Policy Offer Expire Date: 12/03/2025

197-5

[REDACTED]



"Final Notice:

IMMEDIATE RESPONSE REQUIRED"

Scammer is using urgent language, this is a red flag.

ATTENTION:
RESIDING AT [REDACTED]

This Notice is to inform you that **we have been trying to contact you and have not been able to**, regarding the property's home warranty at [REDACTED] secured by ****BANK OF THE FLINT HILLS**.

- PLEASE CALL TO VERIFY. Please contact us immediately to Verify your information.**

Scammers are using a Scare Tactic.



Look for poor grammar and misspelled words.



Our records indicate that you have not **CALLED US YET**, to verify that your home warranty is still in place and protecting you. Your **Home** warranty may have already expired, if it has, you will be financial liable for any and all repairs needed for your home.

Failure to call us By the Expiration Date of December 3rd, 2025, may result in a lapse of coverage. We reserve the right to revoke your eligibility for service coverage. Please contact us immediately upon receiving this letter as **it will be our final attempt to contact you before we close the file on this property.**

Scammers are using a Scare Tactic.



Based on your mortgage lender's requirements for your current loan, you may be required to have a home warranty in place at all times to stay in compliance.

Do NOT call unknown phone numbers, CALL your Mortgage Loan Officer!



REGISTRATION IS REQUIRED for continued protection. **Call Now 1-888-381-5166** for uninterrupted service before it is too late and your expiration date expires leaving your home at risk of expensive repairs and /or product replacement.

Operating Hours: Monday - Friday 9:00 am to 6:00 pm CST. Closed Saturdays

Please call: 1-888-381-5166

Se Habla Español: 1-888-975-5920

Refer to Property Code: HWD1673058

Look up the phone number to verify if it is associated with any legitimate businesses.



Closed Thanksgiving/ Open Friday Nov., 28th Normal Hours

Please be advised that without home warranty coverage, the amount you spend on home repairs and maintenance will continue to increase over time. This means the average cost to fix your Air conditioner, water heater, electrical, appliances and other items will only increase with the age of your home. **You still may have time** to activate or continue your current home warranty coverage before you are financially liable, if you contact us by the expire date of December 3rd, 2025 to verify your information. Please speak with our licensed service specialists today. Not all recipients have previous coverage. This will be our **FINAL ATTEMPT TO NOTIFY YOU**. Contact us today!

Not all consumers have previous protection. We are not affiliated with your current mortgage holder.

How to confirm it's fake:

- Your Mortgage Loan Officer will NEVER use an 800 number
- "Mortgage Warranties" are NOT a real product
- Your Mortgage Loan Officer will never send a vague "FINAL NOTICE"
- Fraudulent mailers use tiny disclaimers, "We are not affiliated with your current mortgage holder." is in small print so that it is hard to notice