

WEB SCAMMERS HIT REAL ESTATE BIG TIME

All you really need is an interesting web site and realistic logos, invoices, letterheads and we as the normal unsuspecting public have a tendency of take people and businesses at face value. These new scammers pay attention to details and look very professional in all their correspondence.

Examples: 1) Scammers copy real listings off real estate public web sites and repost them for much lower price. When a prospect calls or emails, the scammers usually have a sob story of how they had to leave Guam in a hurry due to “whatever –usually doing missionary work” and they can not show but if you send them the Security deposit money and they will mail you the key, immediately - - DON'T DO IT – THEY DON'T OWN THE PROPERTY!

2) When an owner has property advertised and is contacted by an interested party. Once the rental price is agreed upon, the scammer sends a check for the deposit. It is usually for rent and security deposit then after a few days – tragedy of tragedies they need to cancel and NEED their money back. Guess what, their check bounces and owner is out the money!

3) Buying: Scammers have been known to copy escrow documents and tell buyers that there has been a change in where to wire the proceeds to close the transaction and give the unsuspecting buyers their bank account somewhere outside the U.S. THEREFORE:

- Do not accept overpayment for rental properties
- Do not wire funds to people you do not know.
- Always verify potential renter's income
- Always ask for and check personal reference
- Make sure your Landlord OWNS the property.
- Be wary of people that have URGENCIES!!!
- Ask landlords for rental applications – they should have some.
- Landlords: Ask prospects to fill out rental applications

If you have been a victim of Internet Crime, please contact the FBI or file a complaint at <http://www.IC3.gov>

BETTER YET – GET A GOOD PROPERTY MANAGER TO PREVENT ALL OF THESE OCCURRENCES