

# ■ Realtor Scam Cheat Sheet – Quick Reference Guide

## ■ *Fraudulent Buyers (Fake Proof of Funds)*

- Verify funds directly with the bank/lender.
- Require ID + pre-approval before showings.
- Confirm earnest deposits securely.
- Cut contact if client avoids documentation.

## ■ *Vacant Land Fraud*

- Verify ownership via public records/title company.
- Request video call or in-person ID verification.
- Mail verification letter to recorded owner address.
- Be wary of fast, below-market sales.

## ■ *Rental Listing Scams*

- Search for duplicate posts of your listings online.
- Warn renters: never send deposits via Zelle/Venmo/QR.
- Work only with licensed agents & verified platforms.
- Report fake listings to platforms + police.

## ■ *Break-ins After Showings*

- Double-check all locks/windows after showings.
- Recommend cameras/alarms for vacant listings.
- Never leave visitors unattended in the property.
- Advise owners to inspect after showings.

## ■ ■ *Personal Safety Threats to Agents*

- Verify client ID before meetings.
- Meet in public first – not vacant homes.
- Use safety apps, buddy system, office check-ins.
- Report harassment/threats to police immediately.