



Troy Police Department
500 West Big Beaver Road
Troy, Michigan 48084

INTEGRITY * RESPECT * LAWS AND THE CONSTITUTION * ACCOUNTABILITY * PROBLEM SOLVING * PROFESSIONALISM

CRIMINAL Investigations Section - INTELLIGENCE REPORT

****Special release for MiRealSource & Realcomp****

These below individuals are persons of interest in recent Open House thefts that have occurred since June in the communities of Troy, Royal Oak, Rochester Hills, Farmington Hills, Milford, Novi, Grosse Point, Shelby Twp. and Sterling Heights.

Modus Operandi:

One suspect will enter the home and request to see the furnace in the basement or the property line in the backyard. Typically the diversionary suspect is the heavier set African American male 30-35yrs w/ a beard 5'6" larger build. Recently there have also been two African American woman who appear to be related mother /daughter combo and initiate the diversionary tactics. The second subject is described as a dark complected African American male, slim build 5' 8, 35-50 yrs, wearing business casual attire. The realtors credit cards are taken from her purse or a nearby unlocked car and used at CVS stores within close proximity to the open house. Homeowner's jewelry has also been taken.

Suspect vehicle:

Black Jeep newer model Grand Cherokee and
A dark colored sedan, non-descript possibly a Malibu or Impala.

ALERT:

We are asking the assistance of all Real Estate Agents, when hosting an open house, please be vigilant. Notify your local police department immediately should these subject enter your open house, do not wait until a crime has been committed. If possible, obtain a vehicle description and license plate.

Do not jeopardize your safety!!!!

- See attached photos of persons of interest in this on-going investigation



**There are no photos available of the suspect vehicle or the African American female suspects. They are described as follows:

African American female 40-45 yrs, 5' 8" muscular build, round face, a lot of makeup

African American female 17-18 yrs, possibly daughter 5' 6", muscular build wearing jeans and high top tennis shoes.