



### **Listing Scam**

September 27, 2011

My listing in the Windemere Complex is priced at \$489,900. I received a call last week from a buyer stating he had seen the listing on Redfin and The For Sale by Owner website and the price was \$200,000. I contacted the For Sale by Owner web site and told them and asked them to remove it but they needed my seller to contact them. Apparently this is a recurring problem. Someone puts an already listed property on the website for a lesser price and is able to get a buyer to give them a deposit and in turn they give them paperwork on the purchase. My seller contacted the website and they removed it. She then went to the Torrance Police dept to make a report and also the FBI is going to be contacting her.

\* \* \* \* \*

### **Family Scam**

September 18, 2011

On Sunday September 18th, 2011 we held an Open House from 2 - 5 PM at 144 Camino De Las Colinas in the Hollywood Riviera. At approximately 5:50pm as we were closing up a WHITE 4 door newer Taurus looking car pulled up out front. It had a paper plate on it that I think said Car Barn. A gentleman, 3 women and a child approximately 8 yrs. old approached the front door. They all appeared to be Hispanic. I met them on the walkway and told them that we were just closing up but the property was easy to show and they could come back with an appointment. One of the ladies responded and said they had come all the way from Palm Springs and that the other female was visiting from New York. I told them they could look at it quickly and they entered the property at which time they all went off in different directions admiring different aspects of the property. I followed the gentleman and the young girl while another REALTOR® followed 2 out of three of the woman. I estimate they were there for approximately 5-7 minutes. A few unusual comments were made at which time I handed the gentleman my business card and told him to have his broker call me if they had any further questions. I indicated that the owners were going to be home shortly and they were expecting us to be through at 5pm.

At that time they all left. It was brought to my attention early this morning that there were some missing items missing from the home. The windows that I had previously locked in the office had been unlocked and a window in the dining room that was never unlocked had also been unlocked.



Let me add that none of these people carried purses only a cell phone and a pad of paper. They had also stated to me that the young girl was vision impaired. As they were leaving I noticed tattoos on the gentleman's neck that were covered by a white dress shirt and tie.

\* \* \* \* \*

### **Craigslist Scam**

September 2, 2011

There is a couple in Malaysia scamming lease listings. An agent reported that a property he previously leased on 638 3<sup>rd</sup> Street in Hermosa Beach is being scammed. The scamming couple are trying to get money from people using the photos of the listing, the address etc...The property is not active, it has been leased last year in November. They list it on Craigslist and then tell interested people they are out of the country and to send them money and they will send the keys and to ignore any real estate signs etc that they see in the front and not to call any real estate agents that they see listed on the sign. Please be cautious of this scam.

\* \* \* \* \*

### **Open House Suspected Burglary**

August 14, 2011

There was a burglary at a listing on Stonewood Ct. in San Pedro. It was the garage which was detached from the house and opens to the alley in The Gardens complex. Possibly at the open house on Sunday, someone went and opened the garage slightly-then came back and emptied the garage.

One suspicious visitor was a male in his 30's, dark hair, thin, goatee. Said his name was Tom and that he had inherited some money, that he was a longshoreman and living with his mother to help care for her..

\* \* \* \* \*

### **Open House Suspected Robbery**

July 2 - 3, 2011

An open house visitor in South Redondo this past weekend *may* have stolen prescription meds. She told me her name was Carol Fass. She fits the following description: She is a little over weight, late 50's, reddish cheeks, brownish (some gray) hair, has blue or green eyes, wears round-framed prescription glasses. When I saw her on Saturday her hair was tied back in pony tail,



wearing a t-shirt and capri-style pants and trekking sandals. Another agent, had a woman who fits the same description come into another open house on Sunday. She spends a little too much time in the master bedroom/bath and asked to use the restroom.

\* \* \* \* \*

### **Open House Robbery**

April 30, 2011

Saturday April 30, two agents held a Rancho Palos Verdes (Area 177/Eastview) listing open and the home was burglarized; jewelry and cash were stolen. The suspects were a “family” of 6: 4 adults and 2 kids in a van.

\* \* \* \* \*

### **Open House Theft**

January 23, 2011

An open house was held at 238th St. in Torrance on Sun. Jan. 23rd from 1-5. Today, the seller called the realtor and said that when he came home on Sunday that all his medicine was gone out of the medicine cabinet.

Please be aware of a woman who is alone and wandering around the property. Blood pressure pills worth about \$2 a piece were taken.

Also, it would be wise to put valuables out of possible reach, not even in drawers, safer than that.

\* \* \* \* \*

### **Open House Thefts**

November 2010

Agents: please see the information below. There have been recent thefts in Manhattan Beach by a suspected group of people entering homes posing as potential buyers. Please be on the lookout if you are holding open houses this weekend. IF you encounter these suspects, please call the Manhattan Beach police department immediately.

There was a theft at a broker's open at 1155 11th Street #6 in Manhattan Beach. One agent left the broker's at 1:45pm, while the other agent and the tenant were both there. At approximately, 1:50pm a group posing as a mother, father and son came into the listing.



The group splits up and one distracts the agent and the other two go to the bedrooms/bathrooms looking for valuables to steal. They are targeting jewelry and small items that can be put into their purse. The tenant and the mother spent 5 minutes in the master bedroom discussing the acoustic ceiling and the father kept the agent in conversation downstairs. The tenant was upstairs with the dogs listening to the mother and son in the master bedroom. They rifled through the drawers and took a \$1,000 watch with diamonds and a gold bracelet worth \$2,000. Both were tucked away deeply in the drawer. Here is the description of the suspects:

Mother Age 45-50 dark olive skin, dark short hair, 5'0" tall 100lbs.

Father Age 45-50 salt and pepper hair with full goatee, 5'9" 185lbs tattoo's on both arms.

Son Age 25-30 dark spiky hair, 5'10" 160lbs diamond earring in left ear, skateboard type clothes and hat.

Son and father are Caucasian.

Please put the word out to all your peers so you can all be informed. The police department said that all agents should have their phone number at your Broker's and this police report number #10-3813 so they can link the reports.