

RON FREITAS
District Attorney, San Joaquin County
PROTECTING OUR COMMUNITY FOR 175 YEARS

RICHARD B. PRICE
Assistant District Attorney

Instructions for Completing the Real Estate Fraud Referral Form

Thank you for sharing information that may be relevant to establishing past or ongoing real estate fraud. We sincerely hope this information will be of assistance to you. Before filling out the attached referral form, please take the time to read these instructions. They will help you to understand our function, and we will be better able to understand and act on your complaint.

The San Joaquin County District Attorney's Office Real Estate Fraud Unit investigates and prosecutes real estate fraud cases occurring throughout the county. The types of cases that will be considered for investigation by the Real Estate Fraud Unit consist of fraud often related to various fraudulent real estate transactions and/or schemes such as submission of forged loan applications, fraudulent transfers of title of real property, recordation of fraudulent real estate documents, home equity sale contract fraud, mortgage foreclosure consultant fraud, and related identity theft.

When we receive a citizen complaint, we review all the information and the supporting documentation that is included. If the complaint does not meet the criteria required for our office to open a case, we will do our best to refer you to an agency that will appropriately handle the type of matter involved.

Many real estate-related disputes are not appropriate for government action but are better suited for private legal action. It may be a good idea to consult with private counsel to explore private legal remedies that might be available.

This office is not legally permitted to represent individuals in civil matters, take action in order to obtain money owed a consumer, help cancel any debt due on a contract that was signed, resolve or mediate individual consumer complaints, or obtain any other personal relief. Those functions may be performed by other governmental agencies established for that purpose.

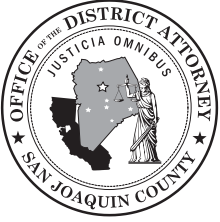
If you believe you have been a victim of real estate fraud, or you have information about real estate fraud being committed in San Joaquin County, please complete this complaint form.

How You Can Help Us:

- A. Type or print clearly in ink.
- B. Write or type a clear and concise summary of your complaint and attach the summary to the complaint form. Additional pages may be attached if needed for further remarks. Please include the following information:
 - 1. Tell us **what** happened in chronological detail and be specific.
 - 2. Tell us **who** you think is the person(s) or company that is responsible for the loss(es), conversion(s) or fraudulent act(s).
 - 3. Tell us **where** (address, city, and state) the incident(s), conversion(s), or act(s) took place. Please include the property address(es) involved in the fraudulent transaction(s).
 - 4. Tell us **when** the loss(es), conversion(s) or fraudulent act(s) occurred.
 - 5. Tell **how** you know the representations were false or how you know fraud was committed.
 - 6. Tell us **when** and **how** you first became aware that you may have been defrauded or that fraud was committed. If an individual(s) or a company is named in your complaint, please list the exact dates of contact. If someone else made you aware of the potential crime, please include the person's name(s), address(es), and telephone number(s).
 - 7. Tell us what your actual financial loss is, if any, or if known. Do not include lost interest, unrealized profits, or missed opportunities.
- C. Documentary evidence is especially important. Therefore, please include photocopies of all documents and materials (*contracts, agreements, certificates, notes, deeds, correspondences, legible copies of involved checks, front and back, escrow and/or loan documents, etc.*) you wish us to review. **Please retain the originals for your records.**
- D. Upon completion of all sections of the complaint form, please mail the form along with an attached narrative and copies of your supporting documentation to:

San Joaquin County District Attorney's Office
Real Estate Fraud Unit
Attn: Julie Sanchez
222 E. Weber Avenue
Stockton, CA 95202

All complaints must have the attached complaint form, completely filled out, signed, and dated by the complaining party (not by their attorney) before a case can be reviewed.



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REAL ESTATE FRAUD REFERRAL FORM

PLEASE TYPE OR PRINT LEGIBLY

I. COMPLAINANT (Person Filing Complaint) (All information must be provided.)

LAST NAME		FIRST NAME		INITIAL
DATE OF BIRTH		OCCUPATION		
STREET ADDRESS or P.O. BOX		APT. NO.	DRIVER'S LICENSE / IDENTIFICATION NUMBER	
CITY		STATE	ZIP CODE	
DAY TELEPHONE NUMBER ()		EVENING TELEPHONE NUMBER ()		
FAX NO.		E-MAIL		

II. SUSPECT (Business or Person the Complaint is against)

NAME OF BUSINESS or PERSON		
STREET ADDRESS or P.O. BOX		TELEPHONE NUMBER ()
CITY		STATE
INDIVIDUAL NAME		ZIP CODE
STREET ADDRESS or P.O. BOX		APT. NO.
CITY		STATE
TELEPHONE NUMBER ()		ZIP CODE

III. TRANSACTION INFORMATION

DATE OF OCCURRENCE		LOCATION OF OCCURRENCE	
IDENTIFY THE TYPE OF TRANSACTION INVOLVED IN YOUR COMPLAINT (Refinance, Mortgage, Purchase or Sale of Property, etc.)			WAS A CONTRACT SIGNED? (If yes, please attach a copy) Yes No
DATE OF PURCHASE	PURCHASE PRICE / AMOUNT OF LOSS	METHOD OF PAYMENT (Check, cash, credit card, other [explain]) Include copies of payment, front and back	
NAME ADDRESS AND PHONE NUMBER OF WITNESSES, IF ANY:			
NAME, ADDRESS, AND PHONE NUMBER OF OTHER VICTIMS, IF KNOWN:			
HOW DID YOU HEAR ABOUT THIS BUSINESS? (Newspaper, TV, Telephone, etc.)			

DID YOU CONTACT THE BUSINESS ABOUT YOUR COMPLAINT? Yes No	NAME OF THE PERSON YOU CONTACTED
RESULT OF CONTACT	
DATE YOU WERE AWARE YOU MAY BE A VICTIM OF A CRIME OR THAT A CRIME MAY HAVE BEEN COMMITTED (explain details in narrative below)	

LIST OTHER AGENCIES YOU HAVE CONTACTED					
HAVE YOU CONTACTED A PRIVATE ATTORNEY? IF YES, WHO?		ANY CIVIL LAWSUITS PENDING, INCLUDING SMALL CLAIMS?		ANY JUDGMENTS?	
Yes	No	Yes	No	Yes	No
MAY WE PROVIDE A COPY OF YOUR COMPLAINT AND INFORMATION TO OTHER GOVERNMENTAL OR CONSUMER AGENCIES?					
Yes		No			

IV. COMPLAINT

Explain the facts upon which you are basing your complaint (how, when, and why you believe you are a victim of a crime or that a crime may have been committed). Please state locations, names, dates, and other specific information, including all contacts with the suspect individual or business and anything said or represented that later proved to be untrue. (Use additional sheets of paper if necessary.)

_____ Please check here if you are attaching additional pages or photocopies of documents.

V. VERIFICATION

I/We certify that by signing this document we understand California Penal Code 145.5, which states: Every person who reports to any peace officer listed in Section 830.1 or 830.2, or subdivision (a) of Section 830.33, the Attorney General, or a deputy attorney general, or a district attorney, or a deputy district attorney that a felony or misdemeanor has been committed, knowing the report to be false, is guilty of a misdemeanor.

_____	_____	_____
PRINT NAME	SIGNATURE	DATE

_____	_____	_____
PRINT NAME	SIGNATURE	DATE