



OFFICE OF THE DISTRICT ATTORNEY
COUNTY OF TULARE

Tim Ward, *District Attorney*

BUREAU OF INVESTIGATIONS

Lindy Gligorijevic, *Chief Investigator*

Guidelines for completing the Real Estate Fraud Complaint Form

Before filling out the attached complaint form, please take the time to read these guidelines. They will help you to understand our function, and we will be better able to understand and act on your complaint.

What We Can Do:

The Office of the District Attorney, County of Tulare (TCDA) Real Estate Fraud Unit investigates real estate fraud related cases occurring in Tulare County. The types of cases which will be considered for investigation by the TCDA Real Estate Fraud Unit are frauds that result from various fraudulent transfers of title of real property; recordation of fraudulent real estate documents; home equity sale contract fraud, and mortgage foreclosure consultant fraud.

When we receive a complaint, we review all the information and the supporting documentation that is included. If the complaint does not meet the above described criteria 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 disputes are not appropriate for government action, but are altogether proper for private legal action. It is generally 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 are performed by a number of other government agencies established for that purpose.

If you believe you have been a victim of real estate fraud, or you have suffered a loss involving your home or purchase of a home due to fraud, please complete this complaint form.

How You Can Help Us:

- A. Write or type a ***one-two page*** summary of your complaint and attach the summary to the complaint form. Please include the following information:
1. Tell us **what** happened in chronological detail and be specific.
 2. Tell us **who** you think the person(s) or company that is responsible for the loss, conversion(s) or fraudulent act.
 3. Tell us **where** (address, city, state) the incident, conversions or act(s) took place. Please include property address(es) involved in the fraudulent transaction(s).
 4. Tell us **when** and **how** you first became aware that you may have been defrauded. If individual(s) or a company is named in your complaint please list exact dates of contact. If someone else made you aware of the potential crime, please include that person's name(s), address(es) and telephone number(s).
 5. Tell **how** you know the representations were false or how you know money was misused.
 6. Tell us what your actual financial loss is, if known. Do not include lost interest, unrealized profits or missed opportunities.
- B. Documentary evidence is especially important; therefore, please only 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 to review. **Please retain the originals for your records.**
- C. Type or print clearly in ink.
- 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:

**Office of the District Attorney
County of Tulare
Bureau of Investigations
Attn: Real Estate Fraud Unit
221 S Mooney Blvd, Room 211
Visalia, CA 93291**

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 opened.

Forms may also be faxed to (559) 737-4473 or emailed to ref@tularecounty.ca.gov.

**Office of the District Attorney, County of Tulare
Bureau of Investigations
Real Estate Fraud Unit**

COMPLAINT FORM

Your Full Name:	Residence Address:	Phone Number:
Occupation:	Business Address:	Business Phone:

I declare I have a complaint against:

Full Name of Suspect:	Suspect's Address:	Suspect's Number:
Business Name:	Business Address:	Business/Cell Phone:

The following documentation supports my allegation and is incorporated and made a part of this complaint:	
<input type="checkbox"/> Advertising materials	
<input type="checkbox"/> Contract or Agreement	
<input type="checkbox"/> Cancelled check(s) (Front and Back)	
<input type="checkbox"/> Promissory Note, Deeds, and Deeds of Trust	
<input type="checkbox"/> Cash Receipt(s)	
<input type="checkbox"/> Escrow instructions, loan documents, amendments & closing statements	
<input type="checkbox"/> Correspondences between you and the suspect(s) (Letters, E-mail, Fax)	
<input type="checkbox"/> Copies of all documents which relate to your complaint which are not listed above.	
<input type="checkbox"/> Copies of any civil complaints filed on behalf of you or others.	
Date(s) of Transactions:	Place Where Transaction(s) Occurred (Address, City, State):

Value of real property(ies) taken:	Location of property(ies) taken:
Have you or any other victim filed a civil action (lawsuit) in any court in this matter? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes, please provide a copy of court documents and the date of filing (including case number).	
Have you filed this complaint with another law enforcement or consumer protection agency? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes, please provide the name, address and phone number of agency, and the person handling the case.	
Have you contacted the suspect(s) or business regarding your complaint and demanded restitution of yours funds? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes, indicate the nature of the relationship, the duration and whom it was with.	
Have you had a previous business or personal relationship with the suspect(s), firm or controlling person? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes, indicate the nature of the relationship, the duration and whom it was with.	

List names, addresses and phone numbers of other individuals who may have further knowledge of this matter. Have you contacted them? When?

If your complaint involves real estate loan (mortgage), provide the name and address of the mortgage company, lender, broker escrow company and title company.

Are you willing to appear in court as a witness to this complaint, and truthfully testify to the allegations made in this complaint?

Yes

No If no, give reason.

Note: Section 148.5(a) of the California Penal Code states:

“Every person who reports to any peace officer listed in section 830.1 or 830.2, district attorney, or deputy district attorney that a felony or misdemeanor has been committed, knowing the report to be false, is guilty of a misdemeanor.”

I declare under penalty of perjury under the laws of the State of California that the foregoing statements and photocopies of attached documents are true and correct.

Date

Signature of Complainant

Please attach your own one-two page summary to this complaint form. If additional room is needed to answer any of the above questions feel free to attach additional sheets.