

Confirmation of Vacant Home with Intent to Sell

Bay area agents received the notice below from East Bay Regional Data (EBRD), our MLS provider:

EBRD has been made aware of unconfirmed reports regarding a new type of 'squatting scam.'

We received a report claiming that the offenders break into a house that is in escrow and pose as residents with a phony lease. They partially furnish the house in an attempt to establish more credibility and to mislead police. It has been claimed that the police declined to take action in three instances, and that the squatters subsequently attempted to extort money from the sellers in exchange for leaving the property.

As a result of the notice above, we are asking our Sellers to confirm the status of their home:

The property at _____, is listed for sale with Berkeley Hills Realty. This property is marketed vacant and the seller intends to keep it vacant until the property is delivered to its new owner. The Seller will not enter into a rental agreement and does not authorize anyone to live in the property until delivered to new owners. Any lease shown for the purposes of claiming a right to squat in the property are forged.

Owner _____

Date _____

