

Office of the District Attorney

County of San Bernardino BUREAU OF INVESTIGATION

REAL ESTATE FRAUD

COMPLAINT FORM

PLEASE PRINT OR TYPE (If any section of this form is not legible, it may cause a delay in processing your complaint.)

1 Your full name (Identifies you as the complainant)		2 Residence address (street/city/state/ zip)		3 Residence phone no.
				4 Business phone no.
5 Occupation	6 Date of birth	7 Business address (street/city/state/zip)		8 Social security no.
9 I declare I have a complaint against: (full name of business, company, firm, person)		10 Address (if known) of business, company, firm, person:		11 Business phone no.
• _____ • _____ • _____		• _____ • _____ • _____		• _____ • _____ • _____
12 His/Her personal description (race, sex, age [or approximate age], height, weight, color of eyes, hair, etc.)				
_____ _____ _____				
13 Full name of salesperson, agent or other:			14 Employed by:	
15 His/Her personal description (if different from box 12 above)				
_____ _____ _____				
16 Have you had a previous business or personal relationship with the person/firm or any of its partners, officers, directors or controlling person?				
No__ Yes__ Business __ Personal __ How Long? _____				
17 If yes, and the relationship was a business/personal relationship, please state the exact name or entity and briefly explain the relationship. Provide dates and the duration of the relationship and with whom.				
_____ _____ _____ _____ _____ _____ _____ _____ _____ _____				

18 Date(s) of transaction	19 How and when did you first hear of the person, firm, business or company?	
20 Place(s) where transaction(s) occurred:	21 Address of real property in question:	22 Amount(s) stolen:
23 Have you contacted the business or person regarding your complaint? Yes___ No___		
If Yes, person(s) contacted and date(s) contact(s) made:		
• _____		Date(s) _____
• _____		Date(s) _____
• _____		Date(s) _____
• _____		Date(s) _____
• _____		Date(s) _____
Results of contact:		

24 Have you filed a complaint with another law enforcement or consumer protection agency? Yes___ No___ If Yes, provide the name and address of the agency, and the name and title of the person handling the complaint.		

25 Is there a family/child dispute involved? Yes___ No___ If yes, give name and relation.		
26 Have you, or any other victims that you're aware of, filed a civil action (lawsuit) in any court? Yes___ No___ If Yes, provide the name of county, case number, date, and the name and telephone number of attorney. Attach copy of court documents.		

27 Are you willing to appear as a witness, be sworn, testify and be cross-examined concerning the allegations made in this complaint? Yes___ No___ If No, give reason:		

28 Copies of the following documents (as checked below) are attached to, and made a part of this complaint.

<u>ATTACHED</u>	<u>AVAILABLE</u> (but not attached)	<u>TYPE OF DOCUMENT</u>
—	—	Advertising materials
—	—	Agreement/Contract
—	—	Promissory note, Deeds and Deeds of Trust
—	—	Cash receipt(s)
—	—	Canceled check(s) (front & back)
—	—	Escrow instructions, loan documents, amendments & closing statements (if any)
—	—	Copies of all documents which relate to your complaint and which are not listed above
—	—	Copies of any civil complaints filed on behalf of you or others

29 List names, addresses and phone numbers of other individuals who may have further knowledge of this matter.

Name	Contact?	When?
• _____	Yes__ No__	_____
• _____	Yes__ No__	_____
• _____	Yes__ No__	_____
• _____	Yes__ No__	_____
• _____	Yes__ No__	_____

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

31 In a brief statement tell us the full story beginning with the date of first contact to present. Keep dates of events in sequence and include any misrepresentations. Please include facts about when and how you or someone else first became aware of the fraud.

NOTE: Include full names of individuals, including all witnesses present during the transaction(s). Be factual. Try to answer the questions: Who? What? When? and Where? Attach extra sheets if you need more space and please put your name and social security number at the top of all additional pages.

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, or subdivision (a) of Section 830.33, 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