



## LOS ANGELES COUNTY DISTRICT ATTORNEY'S OFFICE BUREAU OF INVESTIGATION • REAL ESTATE FRAUD UNIT

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JACKIE LACEY • District Attorney  
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KRIS CARTER • Interim Chief

### **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 Los Angeles County District Attorney's Office (LADA) Real Estate Fraud Unit investigates real estate fraud cases occurring in Los Angeles County. The types of cases which will be considered for investigation by the LADA Real Estate Fraud Unit are those that result from 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 contract fraud, and mortgage foreclosure consultant fraud involving the fraudulent transfers of real property title.

When we receive a consumer 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 can handle your case. Many real estate consumer disputes are not appropriate for government action but are appropriate for private legal action. It is generally a good idea to consult with private counsel to explore civil 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 (or have information) 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.***

Upon completion of all sections of the complaint form, **please mail** the form, along with supporting documentation, to:

**Los Angeles County District Attorney's Office  
Bureau of Investigation  
Real Estate Fraud Unit  
Attn: Sergeant  
211 West Temple Street, 3rd Floor  
Los Angeles, California 90012**

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211 West Temple Street  
3rd Floor  
Los Angeles CA 90012

**Los Angeles County District Attorney's Office**  
**Bureau of Investigation**  
**White Collar Crime – Real Estate Fraud Unit**  
**COMPLAINT FORM**

I am a      **Victim**      **Witness**      **Informant**

|                   |   |   |
|-------------------|---|---|
| <b>Your Name:</b> | <b>Address</b> (Street, City, State, and Zip Code): | <b>Home/Cell Phone:</b><br><b>Alt Phone:</b><br><b>Alt Phone:</b> |
|-------------------|---|---|

**I declare I have information against:**

|  |                           |                                   |
|--|---------------------------|-----------------------------------|
| <b>Full Name of Suspect:</b><br><br><b>If known, DOB/SS#/CDL</b> | <b>Suspect's Address:</b> | <b>Suspect's Home/Cell Phone:</b> |
|--|---------------------------|-----------------------------------|

|   |           |  |                |          |
|---|-----------|--|----------------|----------|
| <b>Is there a civil action in any court on this matter?</b> | <b>No</b> | <b>Yes</b>   | <b>(Case #</b> | <b>)</b> |
| <b>Was any other law enforcement notified?</b>              | <b>No</b> | <b>Yes</b> <i>(If Yes, which agency, contact phone. name of detective)</i> |                |          |
| <b>Are you willing to appear as a witness in court?</b>     | <b>No</b> | <b>Yes</b>   |                |          |

|   |
|---|
| <b>Where occurred (Location of crime or property address within Los Angeles County):</b>  |
| <b>Who is involved:</b>   |
| <b>When and where did the first transaction/agreement occur:</b>  |
| <b>Date when the fraud was discovered:</b>  |
| <b>What is the nature of your relationship with the suspect (Buyer, Seller, Investor, Relative, Friend, Other):</b>   |
| <b>Were any fraudulent documents recorded at the Los Angeles County Registrar-Recorder's Office (Quit Claim Deeds, Grant Deeds, Deeds of Trust, etc.)?</b> <b>No</b> <b>Yes</b><br><i>If yes, please list the recorded Instrument number (located in upper right hand corner of recorded document) and type of document (Quit Claim Deed, Grant Deed, Trust Deed, Reconveyance, etc.)</i> |

**In a brief statement tell us what happened. Include full names of individuals, including witnesses present during the transaction(s). Be factual and include the “who, what, where, and when.” Provide copies of supporting documentation including contracts, agreements, cancelled checks (front/back), promissory notes, Deeds, Deeds of Trust, cash receipts, escrow instructions, loan documents, amendments, closing statements, correspondences between you and the suspect(s), copies of any civil complaints, and copies of all documents which relate to your complaint which are not listed above. Please note that copies will not be returned; do not send originals.**

**Narrative:**

*(If more room is needed, attach additional sheets)*

**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, the Attorney General, or a deputy attorney general or a 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 (Please print and sign).**

**Date:** \_\_\_\_\_

\_\_\_\_\_  
**Signature of Reporting Party**