

**TORI
VERBER
SALAZAR**

DISTRICT ATTORNEY
San Joaquin County

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Office of the District Attorney
REAL ESTATE FRAUD UNIT
222 E. Weber Ave., Room 202, Stockton, CA
P.O. Box 990, Stockton, CA 95201
Telephone: (209) 468-2400
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REAL ESTATE FRAUD

COMPLAINT COVER SHEET

Among other criminal offenses, the San Joaquin County District Attorney's Office investigates and prosecutes crimes involving real estate including identity theft, mortgage loan fraud by borrowers or loan officers, forgeries, foreclosure assistance scams, elder theft related to real property, embezzlement in real estate escrow transactions, notary public fraud, real estate agents or brokers who violate criminal real estate laws, and the recording of false or forged documents with the County Recorder's Office.

The attached Complaint Form is for use by any person to report a possible real estate-related crime.

→ **Be sure to attach unstapled LEGIBLE copies of ALL documents (for example, letters, contracts, deeds, promissory notes, deeds of trust, loan applications, appraisals, powers of attorney, complaints filed with other agencies). Keep your original documents.**

→ **Submit the Complaint Form and all relevant documents to the attention of Real Estate Fraud Complaints, Office of the District Attorney, San Joaquin County, by mail to P.O. Box 990, Stockton, CA 95201, or by hand delivery to 222 E. Weber Avenue, Room 202, Stockton Courthouse.**

→ **Be as truthful and as accurate as possible. Be aware that making a false crime report with the police or the District Attorney's Office is a crime punishable as a misdemeanor. Penal Code § 148.5.**

If you are a victim, we cannot represent you personally as your attorney or give you legal advice. For advice on any civil claim, you should promptly consult a licensed California attorney. Due to statutes of limitation, you may forfeit your right to sue if you do not act promptly.

Do not assume that by submitting a complaint to our office we will take action. For various reasons, we are not able to prosecute every case. If we determine it is necessary to obtain more information, we will contact you. If you have questions, you may call us at (209) 953-7885.

**Office of the District Attorney
San Joaquin County**

REAL ESTATE FRAUD UNIT

Complaint Form

(Fill out this form as completely as possible. Attach additional pages if necessary.)

1. Your Full Name: _____

2. Your Date of Birth: _____ 3. Age: _____

4. Home Address: _____

5. Name of Employer: _____

6. Work Address: _____

7. Home Telephone: _____ 8. Work Telephone: _____

9. Cell Phone: _____ 10. Best Time to Call: _____

11. Other person (spouse, family member, or friend) we can contact to reach you if necessary:

Other Contact Name: _____

12. Address: _____

13. Home Telephone: _____ 14. Work Telephone: _____

15. Cell Phone: _____ 16. Best Time to Call: _____

17. General nature of your complaint (check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Real Estate Transaction | <input type="checkbox"/> Identity Theft |
| <input type="checkbox"/> Mortgage / Loan Fraud | <input type="checkbox"/> Forgery |
| <input type="checkbox"/> Foreclosure Scam | <input type="checkbox"/> Theft of Money or Property |
| <input type="checkbox"/> Other (brief description) _____ | |

**Office of the District Attorney
San Joaquin County**

18. Have you lost money or real property? If so, specify the dollar amount of the lost money or property, and briefly state how those losses were determined:

\$ _____

19. Who is/are the person(s) or business(es) you believe are responsible? (Provide names, addresses, telephone numbers, approximate ages, and genders of the persons involved.)

20. Do you, or did you, have a prior business, family, social, or personal relationship with the person(s) responsible? If so, please explain the nature and length of the relationship.

21. Identify any and all witnesses who can verify or substantiate your claims. Provide addresses, work and home telephone numbers. (Attach additional pages if necessary.)

22. When did you first discover the fraud, or that you had suffered any harm or losses?

**Office of the District Attorney
San Joaquin County**

23. Describe the type of real property in question (i.e., single family home, condo, commercial property, agricultural property, etc.) Also, what is the address of the real property?

24. Have you made a report or complaint to any other governmental agency or entity, including, but not limited to, any local police department or the Sheriff's Office, Department of Real Estate, Better Business Bureau, Department of Consumer Affairs, etc.? If so, please identify ALL agencies where you have made complaints (verbal or written) and the dates of such complaints.

25. Have you consulted or spoken with any private attorneys concerning your claims? If so, what are the names and addresses of those attorneys, and when did you last speak with them?

26. Have you filed a civil lawsuit, a small claims action, or any administrative complaint related to the same issues? If so, please tell us when you first filed the lawsuit or claim and what is the status of that proceeding. Also, please provide the case number assigned by the court or agency.

27. Have you given anyone a power of attorney or other authorization to act on your behalf, or handle your affairs? If so, please identify that person and attach a copy of the power of attorney.
