

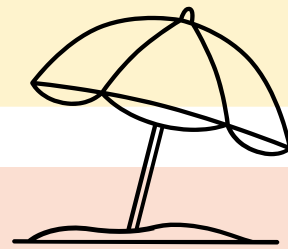


how to identify RENTAL FRAUD



Prices are too low

Furnished and renovated dream properties at comparatively low rental prices in a preferred residential area are often indications of scams. Nobody is perfect, not even apartments!



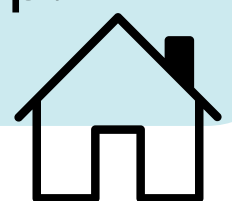
Missing information

If the advertisement is serious, it should provide information about the amount of the warm and cold rent as well as the energy certificate. You should be suspicious if you cannot find a specific contact person on the provider's website. If a telephone number is given, you can easily check whether it is a reputable provider by asking on the phone who is responsible for the advertisement.



Identification of the provider

You should definitely ask who the owner of the property is and whether you can see any proof. If you receive a copy of a passport or if the owner claims to have lost these documents, this should arouse your suspicion! Even a draft tenancy agreement is not proof of ownership.



Conspicuous mails



If you receive emails from supposed real estate providers, watch out for conspicuous domains such as name@deine-perfekte-wohnung.de. Never open file attachments that end in .exe or log in via links that require access data. This is how scammers obtain your data or how malware is installed.

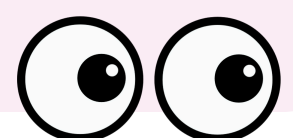
Viewing and prepayment



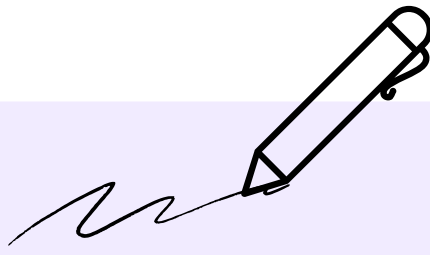
When is it rental fraud?

- In the case of rental fraud, attempts to view the apartment in person or by video call are repeatedly rejected. The reason often given is that the supposed owner is abroad.
- You are offered to have the keys to the apartment sent to you for viewing in return for a deposit.
- Fraudsters often also demand payment of a “reservation fee” due to the allegedly high demand.
- Sending a rental contract without having viewed the apartment, but after paying a deposit, is also suspicious.

CAUTION: A rental deposit is only payable once a valid tenancy agreement has been signed and the tenancy has begun. If the provider demands payment in advance, this is a sign of fraud. You should also be suspicious of transfers abroad. You can recognize these by the country abbreviation at the beginning of the IBAN of the payee (DE = Germany, etc.).



Exert pressure



Don't let the supposed landlord pressure you into signing a rental agreement before you have viewed the property, met the landlord in person and before having seen proof of ownership. You will often be put under pressure to sign the tenancy agreement immediately so as not to lose the property to other interested parties. Ask the landlord for time to think about it and read the contract carefully before you sign, because once you have signed the tenancy agreement, you are legally bound by it.

Be careful with personal data!



Be careful when passing on documents such as copies of your passport and ID card - whether by email or in person. If your data falls into the hands of fraudsters, identity theft often occurs.

What if I am the victim of fraud?



If payments have already been made to alleged providers, you can contact your bank and try to reverse the payment. However, this is often difficult if it is not a direct debit payment. In any case, you should contact the police and file a complaint, as fraud is a criminal offense. You should also report the provider to the website concerned to warn others about fraudulent activities.