



AVOIDING RENTAL SCAMS

Rental scams are increasingly common in the real estate market, with defrauders often targeting prospective tenants or property owners with deceptive tactics aimed at extracting money, personal information, or both.

If you suspect you are dealing with a scammer, call Fetter Properties at 812-422-2431 or visit us online at www.fprent.com, and we will assist in researching the property for you.

Potential **Warning** Signs:

- If the “landlord” tells you to ignore the property management company and instead work with them directly.
- If the “landlord” asks for the security deposit in cash, or payable to a personal name rather than a business name.
- If the “landlord” requests unusual payment methods like wire transfer, prepaid cards, cryptocurrency, or other untraceable payment methods. While not considered an unusual payment method in general, Fetter Properties also does not accept cash.
- If the property rent is priced significantly lower than other similar local rental listings. Always research local rental prices.
- If the “landlord” tries to rush a decision by claiming there is intense interest in the rental property, urging you to send money before someone else rents the property. This is a common rental scam tactic.
- If you see the property advertised on different sites by different people or different management companies.

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- If the property has a For Rent sign and the phone number on the sign isn't the same as the "landlord's".
- If the "landlord" lives out of state and does not have a local management company with whom you can have regular contact.
- If the "landlord" will not provide you with their office or home address.
- If the "landlord" asks you for money upfront to help you find a property.
- If the "landlord" gives you a paper application form to complete. At Fetter Properties our application and leasing processes are completed electronically.
- If the "landlord" does not require you to sign a lease and provide a copy. Fetter Properties leases will be executed and signed electronically.

Additional Resource:

<https://realestate.usnews.com/real-estate/articles/red-flags-to-help-you-spot-a-rental-scam>