

“YOU CAN SIDESTEP WOULD-BE SCAMMERS BY FOLLOWING THESE COMMON-SENSE RULES:”

The following warning has been taken directly off of Craigslist.org’s website, so that I can personally answer each of their valid and smart ways to avoid being ripped off when doing business with anyone on the Internet.

Instead of “hiding” from these warnings, I think the honest (and obvious) thing to do is to address them upfront with you so you can make an informed decision before you work with us. That is why I have provided this brief, but complete, series of answers to **each** of Craigslist.org’s warnings when doing business with people (like me) out of state, and on the Internet.

Judge for yourself after reading my answers below (in red) whether or not you feel comfortable doing business with me when it comes to the rental/sale of your home.

Enjoy.

- **DEAL LOCALLY WITH FOLKS YOU CAN MEET IN PERSON** - follow this one rule and avoid 99% of scam attempts on craigslist. **This is true when you are giving out your personal info like your social security number, bank account info, birth date, etc., in order to avoid ID theft. That's not necessary for what we're doing and I will never ask you for this information.**
- **NEVER WIRE FUNDS VIA WESTERN UNION, MONEYGRAM** or any other wire service - anyone who asks you to do so is a scammer. **This is also true, but since I won't be asking you to do this either, this does not apply.**
- **FAKE CASHIER CHECKS & MONEY ORDERS ARE COMMON, and BANKS WILL CASH THEM AND THEN HOLD YOU RESPONSIBLE** when the fake is discovered weeks later. **This should *always* be followed when YOU are buying something out-of-state from someone else. Since the buyer for your home will be living in your home once they pay you with a genuine Cashier's check, giving you a fake one would null and void the whole transaction, not to mention be a bad move on their part. You can simply give them the keys only once you have cashed their Cashier’s check ensuring you received “Good Funds” first.**
- **CRAIGSLIST IS NOT INVOLVED IN ANY TRANSACTION**, and does not handle payments, guarantee transactions, provide escrow services, or offer "buyer protection" or "seller certification" **This should be obvious.**

- **NEVER GIVE OUT FINANCIAL INFORMATION** (bank account number, social security number, eBay/PayPal info, etc.) **None of this will ever be asked of you.**
- **AVOID DEALS INVOLVING SHIPPING OR ESCROW SERVICES** and know that **ONLY A SCAMMER WILL "GUARANTEE" YOUR TRANSACTION.** Obviously there are no guarantees made or implied as the pricing, terms, and condition of the home will be determined by you only, of which I have no control. So whether or not your home sells is up to **your pricing** and terms. The escrow, shipping, etc. does **not** apply to what we are doing. Escrow services will be used by you and the buyer in a few years when they exercise their Option to buy.
- **DO NOT RENT HOUSING WITHOUT SEEING THE INTERIOR, OR PURCHASE EXPENSIVE ITEMS SIGHT-UNSEEN** - in all likelihood that housing unit is not actually for rent and that cheap item does not exist. **This is good advice and should always be followed. Fortunately, you and the "end" tenant/buyer will meet face-to-face** to see if there is a fit or not, *before* any money exchange or final contracts are drafted.
- **DO NOT SUBMIT TO CREDIT CHECKS OR BACKGROUND CHECKS FOR A JOB OR FOR HOUSING UNTIL YOU HAVE MET THE INTERVIEWER OR LANDLORD/AGENT IN PERSON.** **This is meant for buyers of homes, not the sellers (YOU).** **This does not apply to you.**

Keep in mind:

1. We actually encourage you to hire a real estate attorney before working with us if that makes you feel more comfortable.
2. We never ask you for money.
3. We never ask you for your personal information. That is between you and the "end" tenant/buyer.
4. We actually pay you money, and upfront.
5. Feel free to search us out on the Internet. We have a great reputation.
6. You can also see my reputation here with my Sales letter business:
<http://www.Fiverr.com/telecommutepro>
7. Feel free to call me at 310.736.7173 anytime.

Hope that helps! I look forward to working with you!

Sincerely,

Russell de la Pena
TenantBuyerList.com