

RENTERS' SCAM ALERT!

If you are planning to rent or sublease an apartment, be very careful about people or “companies” advertising to lease property that is not actually theirs. Fraudulent property listings have been posted pretending to have the authority to lease or sublease apartments in Los Angeles, including Westwood. The scammers have posted on a UCLA Facebook page, <https://www.facebook.com/groups/415336998925847/>, and on Craig’s List. In several cases, students have lost security deposits and/or advance payments to these scammers via Zelle or Venmo. After collecting money, the scammers will then block students on all social media platforms. Several students have been scammed by someone calling herself “Nathaly Lynn” using a UCLA Facebook page.

BE ON THE LOOKOUT FOR RED FLAGS!

- They won’t allow you to visit the apartment.
- They want payment for the security deposit and/or advance rent before your application is approved and a lease is offered.
- They ask for payment in an unusual manner (e.g., asking you to forward payment to their significant other).
- They use odd wording in the ad, such as “I have the pleasure of offering.”
- They use a high-pressure sales tactics by claiming that many other students/applicants are interested in the property so you must act fast.
- They demand a rent price that is too low for the amenities and the type of unit listed.
- The address of the listing does not match the apartment shown in the ad.
- The photo in the ad does not match the property at the address of the listing.
- They use the same photos and videos for completely different addresses.

DO NOT pay money without confirming that the person or “company” either is the property owner or a legitimate property management company with the authority to manage the property.

If you’re considering a sublease, ask the person for a copy of the master lease before you pay any money; then contact the property management company on the master lease to confirm that the sublessor is an actual tenant.

Beware of scams if you plan to sublease your apartment!

<https://www.studentlegal.ucla.edu/documents/covid-19-sublease-scams.pdf>

IF YOU HAVE ANY CONCERNS, you may seek assistance from **UCLA Student Legal Services at slegal@saonet.ucla.edu** if you are a currently registered UCLA student. Please complete the form at this link to request an appointment: <https://www.studentlegal.ucla.edu/intake-form.php>. Student Legal Services is offering appointments by Zoom and waiving all fees. We look forward to helping you!