

How to Avoid Mortgage Fraud

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- Nothing I say today is legal advice or binding on any law enforcement agency.
- Nothing I say here today relates to any open and pending cases.



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KINDS OF SCAMS

- 1. FLIPPING SCAM:** Property is quickly resold for a new inflated value based on claims the house was significantly renovated or originally undervalued.
- 2. FORECLOSURE RESCUE:** False promises to assist homeowner in renegotiating loan terms with the lender in return for a fee.

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KINDS OF SCAMS

- 3. AIR LOANS:** Loans on properties that do not exist or where a lot exists, but no building exists.
- 4. EQUITY SKIMMING:** Cheating a homeowner out of the equity they have in their property by getting them to take out a second mortgage or to refinance.

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KINDS OF SCAMS

5. GHOST CHECKS: Copies of check that were never cashed or deposited put in loan file.

6. GHOST TENANTS: False contracts make it appear a commercial property has business tenants or renters that do not exist or are renting for far less.

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KINDS OF SCAMS

7. SILENT SECOND: An unrecorded second loan to finance the purchase of real property—usually provides the down payment and falsely makes it appear one is investing their own money.

VARIATIONS ON THE SCAMS

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[2023 William W. Gibson, Jr. Mortgage Lending and Servicing eConference](#)

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"Follow the Money - How to Avoid Mortgage Fraud"