



Prestige Properties Group LLC

Safety in Renting- For Tenants, Landlords, and Real Estate Agents

Our Showing System, For the Safety of our Managers and Real Estate Agents Showing Our Rentals:

We understand that you are excited to see our beautiful, available rental as soon as possible! For the safety of everyone concerned, we have showing procedures in place depending on if the home is occupied or vacant, because working in real estate can be dangerous. It used to be common for agents to meet strangers they have never met and know nothing about in vacant homes at irregular hours, which can be the perfect setting for something nefarious to happen. Fortunately, the industry is recognizing the threat and implementing safety precautions. At Prestige Properties Group LLC, the safety of our managers, real estate agents, current and future tenants is at the topmost priority. For this reason, Prestige Properties Group LLC follows the following safety precautions:

1. For homes currently being enjoyed by tenants with leases ending within the next 60 days, either:
 - a. Homes can be toured by the prospective tenant finding their own real estate agent to schedule a showing through the MLS system,
OR
 - b. The prospective applicant completes the application process, and is shown the property by the listing agent, keeping in mind that the listing agent works exclusively for the landlord, and is not their agent.

2. For vacant homes:
 - a. Through links on online listing websites, the prospective applicant is able to schedule their own tour via the Showmojo self-showing system. The homes are equipped with security systems that are turned off for the self-showings.
 - b. Occasionally, we may schedule a rental open house. We ensure that any of our representatives conducting an open house are accompanied by a colleague or security personnel. In this way, our agents are never alone on-site. When you arrive for an open house, we will request that you add your name and address to a sign-in sheet. We might also request that you display your driver's license for verification. We assure you that this is only for our safety measures; we will not contact you unless you explicitly indicated you wanted us to get back to you to rent the home, or if you have contacted us via Showmojo, that system will contact you until you terminate permission to contact you. We do not sell any details you give us.

Tenants- Be Aware Of Commonly Used, Frequent Leasing Scams.





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At Prestige Properties Group LLC, we recommend that prospective tenants be aware of the rental scams that are out there and actually happening in the Chicagoland area. We have a few pointers you should keep in mind:

1. We will never ask you to pay for anything in gift cards or cold hard cash. If you are asked to pay for anything with either of these methods, you are being scammed.
2. If you are offered to rent a home at an unbelievably low monthly rent, you are very likely being scammed. Scammers are known to duplicate the pictures from real ads of homes available for rent or for sale, and offer them at rental rates quite lower than the prevailing rates, such as 30%-50% off. If it's too good to be true, it probably is! If you see that happening with one of our homes, please let us know immediately by contacting us via the Contact Us link on this website.
3. If you are asked to pay rent and/or security deposit without first being able to have an interior showing of a home, chances are you are being scammed.
4. The prospective landlord's priorities are a clear indication of whether or not he/she is legitimate. If you are asked questions regarding your suitability in meeting the criteria for a home such as the number of people who will be living in the home, employment information, animal information, credit score, etc., you probably have a legitimate landlord. But if your interactions with the landlord are more regarding them getting your money ASAP, chances are you are being scammed.

Situations that should alert you to the potential of being scammed:

- The owner lives or works outside the country and promises to send you the house keys later.
- The owner says they are a missionary, or adds "Reverend" or "Doctor" to his/her name.
- You are asked to pay via gift cards, Western Union, Bitcoin, or any similar payment methods.
- You are asked to send rent and/or security deposit before you have seen the inside of the house or signed an agreement.
- The rental price is a huge bargain compared to what else is currently available.

If you ever do see what looks like one of our homes being advertised for rent by someone else, but for a much lower price with different contact information, please inform us by clicking on the Contact Us button.

We would also suggest you report the matter to the law enforcement in the area, and/or to the Federal Trade Commission. You also have the option of contacting the Internet Crime Complaint Center, contact information is at the bottom of the page

Please note:

- FTC toll free hotline: 877-FTC-HELP (877-382-4357)
- Email the FTC at www.ftc.gov





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- Email the Internet Crime Complaint Center at their website @ www.ic3.gov

