

KANSAS REAL ESTATE COMMISSION

# REAL ESTATE SCAM WARNING FOR BUYERS

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Real estate scams can lead to a substantial financial loss for those who fall victim. It may be expensive or impossible to recover from a real estate scam. The Kansas Real Estate Commission is aware of a sophisticated real estate scam allowing bad actors to sell real estate they do not own. The scammers target vacant parcels and unoccupied property. The scammers use fake identification in the name of the real estate owner, which makes it difficult to catch the scam before the property is sold and money distributed. Don't be a victim.

The best way to keep from becoming a victim is to be informed and aware of the warning signs. To help protect buyers in real estate transactions, be on the lookout for the following possible red flags:

A property seller:

- Does not allow a For Sale sign on the property.
- Will not meet in person or via video (uses email or text only).
- Claims to be out of the state or country.
- Requires a cash transaction.
- Wants to sell the property below market value.
- Is in a hurry to sell and close.
- Hires a licensee in a different market area than the property is located.
- Waives standard due diligence such as earnest money deposits.
- Applies pressure to make sure the deal goes through.
- Requests a remote closing with a remote notary.

Before closing on a real estate transaction, work with the closing company to make sure due diligence is done to verify the seller is the actual property owner.

To report suspected land scams,  
file a complaint with the FBI at [www.ic3.gov](http://www.ic3.gov) and  
the Kansas Office of the Attorney General at [ag.ks.gov](http://ag.ks.gov).

