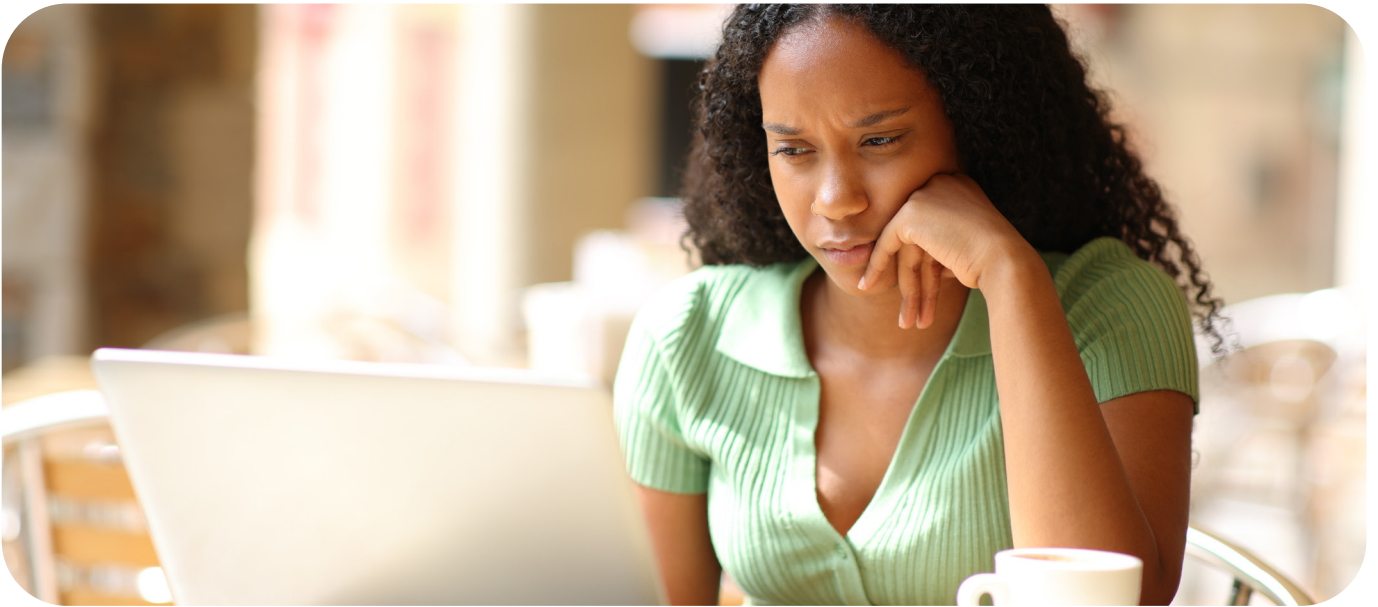


# Umgijimi

## The EHB Newsletter

### Protect Yourself from Property Scams



#### Dear Client

Picture eagerly anticipating moving into your dream home, only to discover the 'seller' never owned the property and has disappeared with your deposit. At EHB, we aim to help safeguard your property journey and hard-earned money.

#### Follow these tips for added protection:

##### ✔ Do your research

Before committing to renting or buying a property, do thorough research on the rental agency or landlord. Verify their legitimacy and ensure they have a good reputation by viewing their website, reading online reviews, or asking for references.

##### ✔ Verify documentation

Before sending money or signing any agreements. Ask to see documentation, if someone is trying to sell you a house and they cannot give you the legitimate documentation, do not make any commitments. It is best to seek legal assistance when purchasing to ensure that all documents are legitimate.

##### ✔ Give priority to in-person contact

Meet the property owner or real estate agent in person before any financial transactions and personally verify the property. Remain vigilant against ever-evolving cybercriminal tactics, whereby the transactions only take place online.

##### ✔ Be aware of upfront payment requests

If the advertiser asks for a cash payment, this kind of upfront payment typically signals a property scam and should be avoided at all costs. Instead, tell them you'll wait until you've had the chance to see the property in person, and make sure the agent or seller has the means to let you in to see the property.

##### ✔ Exercise caution with unbelievable offers

Be wary of renters or sellers offering prices significantly lower than market value. Research online or review the property section in the newspaper to determine the market value of the properties in the area. After comparing you'll be better able to determine whether the price is reasonable. If a property is priced ridiculously low, it is safe to assume that it is a scam.

The best way to avoid these scams is to work with a reputable and established property company like EHB. For expert guidance and support, don't hesitate to reach out to our agents on **2405 5000**.

Here's to your safety and success in your property endeavours!

Kind regards,

**The Luphahla Team**