



# **ACCOMMODATION** **AVOIDING HOUSING** **FRAUD/SCAMS AND** **RENTING SAFELY**

Scams are schemes set up to try and con you out of money. Unfortunately there are people in the UK who try to con/cheat/scam students out of money when they are looking for private accommodation. Often they pose as landlords and ask for large sums of money for accommodation that doesn't exist. This factsheet gives you information on how to avoid getting cheated and what to watch out for.

## Things you should always do

- / Try to take someone with you when you go to view a property. If you have to go alone make sure someone knows where you are going, who you are meeting and when you will be back.
- / Rent through [Manchester Student Homes](#) or an agency that is a member of a professional body.
- / If you are thinking of renting from another agency or through e.g. Gumtree you should monitor your responses very carefully and check with us before parting with any money.
- / You can also check property ownership online with the UK Land Registry. See [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- / Ask lots of questions of landlords or agents. You need to check their legitimacy so ask the name and address of the owner of the property. If they avoid answering these questions without good reasons consider how you feel about their answers. Do you trust them? Even if they answer your questions, be cautious and do your own checks.
- / Trust your instincts – if it doesn't feel right then don't proceed or contact the askUS for advice.
- / If you think that you are dealing with someone who is trying to cheat you, hang up the phone, do not respond to the email or stop dealing with the person then report the matter (see next page)
- / If you feel suspicious you could try Googling the landlords name and/or email address, it could show up as a scam.

## Things you should never do

- / Never transfer or pay any money before you have seen the property, or you are certain that the landlord is legitimate.
- / If you see the words Western Union or Moneygram mentioned in an advert or in any further correspondence or the landlord talks about wiring money to them or even to a friend this will certainly be a scam. Don't get involved!
- / Never feel pressured to make important decisions quickly – bogus landlords will often claim there are many people interested in the property or that there are fewer houses available than there really are to scare you into signing something and paying a deposit.

## What to watch out for

### You should be suspicious if:

- / The landlord or agent asks for some form of payment before you have seen the property.
- / The properties advertised seem very cheap and amazing value for money.
- / The landlord or agent requires that you wire money e.g. via Western Union to them, or to a friend of yours or even to yourself.
- / The landlord or agent tries to hurry you round the property or puts a lot of pressure on you to pay something immediately.
- / The landlord or agent is unable to show you the property or starts making excuses or delaying viewings. Especially if they can only be reached electronically because they say they are away or abroad.
- / The contact information is wrong e.g. if there's no telephone number or if the telephone number provided is disconnected, incorrect, or otherwise unusable.
- / The advertiser has a free email address (yahoo, gmail, hotmail) or an address that does not designate a Country i.e. .com rather than .co.uk. A paid corporate URL will be safer to use.
- / Their correspondence often contains poor grammar and misspellings.
- / The name registered with UK Land Registry does not match the name of the landlord claiming to own the property.

## Reporting fraud

### Urgent matters

- a) Where an immediate police response is required – i.e. where the suspect is very near and/or the victim is at immediate risk – **dial 999**.
- b) Where a police response is required, e.g. for victim care or the suspect can be easily identified and located **dial 101** or go into your local police station.

### Non-urgent matters

Action Fraud is a national fraud reporting initiative Non-urgent fraud matters where the suspect is not immediately identifiable or where the victim is not at immediate risk should be reported to them. Reports are then sent to the National Fraud Intelligence Bureau for analysis and possible investigation by the police. You can report either online or over the telephone.

Reporting online: [www.actionfraud.police.uk](http://www.actionfraud.police.uk)

Telephone reporting: 0300 123 204

The contents of this fact sheet are for information only. You should consult [askUS](#) or an advice centre such as [CAB](#) before taking any action.

The University of Salford has a one stop shop for student support called askUS and has advisers available for all students, if you have any problems with your private rented accommodation please contact us.

askUS

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