



# DenverDA

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## Consumer Fraud Alert

### Real Estate and Rental Scam Alert

Recent charges against a Denver-area businessman have revealed a disturbing and costly home buyer and rental scam operating under 'Home Retention Services' that has targeted Spanish-speaking victims throughout the Denver metro area as well as Grand County.

Alfonso Carrillo is charged with multiple counts of forgery and theft. He is accused of filing phony deeds on houses vacated through foreclosure, then gaining access and posing as the owner. The allegations further allege that he targeted Spanish-speaking home buyers, often undocumented, who may be reluctant to work with law enforcement out of fear. An arrest warrant has also been issued for a second man, Rudy Breda, who is accused of recording phony deeds with the Denver Clerk and Recorder's Office. Breda is currently at large.

Protect yourself! Potential home buyers or renters should thoroughly investigate every real estate deal before making a decision. Avoid these warning signs:

- Never take a person's word that they own a home, or that they are a reputable real estate agent or broker.
- Always check with a title company to be certain the 'owner' you are dealing with holds the actual deed. Check the status of a real estate agent at [www.dora.state.co.us/library/databases3.htm](http://www.dora.state.co.us/library/databases3.htm)
- Never record a deed, if asked. It is a crime for a person to record a deed if the deed is legally held by someone else. Only the property owner can sell or rent their property.

Anyone who believes they may be the victim of this type of scam should contact the Denver District Attorney's Office; ask for Investigator Daniel Chun.

**Denver DA's Fraud Line: 720-913-9179**

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