



## A+ Properties

### Property Owner Verification & Rental Scam Risk Assessment Service

**Service Fee:** R250 per enquiry

#### **Contact Details**

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#### **What You Will Receive**

- Ownership verification where available
- Assessment of whether the advertiser appears connected to the property
- Review of supplied advertisements and communications
- Identification of warning signs and risks
- Guidance on additional questions to ask
- Written risk assessment and recommendation

**Standard Turnaround:** Within 1 business day of receipt of all required documents and proof of payment.

## PROPERTY OWNER VERIFICATION REQUEST FORM

### Applicant Details

Full Name: \_\_\_\_\_  
Cell Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Date: \_\_\_\_\_

### Reason For Request

- Before paying a deposit
- Before signing a lease
- Unsure if landlord is legitimate
- Unsure if agent is authorised
- Property appears suspicious
- Other \_\_\_\_\_

### Property Details

Property Address \_\_\_\_\_  
Complex/Estate \_\_\_\_\_  
Rental Amount \_\_\_\_\_  
Deposit Requested \_\_\_\_\_

### Person Presenting Themselves As Owner / Agent

Name \_\_\_\_\_  
Cell \_\_\_\_\_  
Email \_\_\_\_\_  
Agency \_\_\_\_\_  
Claimed Relationship To Property \_\_\_\_\_

### If Dealing With An Estate Agent

Agent Name \_\_\_\_\_  
PPRA FFC Number \_\_\_\_\_  
Requested FFC Copy? Yes / No  
Requested ID Copy? Yes / No  
Documents Supplied? Yes / No

### Banking Details Provided By Advertiser

Account Holder Name \_\_\_\_\_  
Bank \_\_\_\_\_  
Account Number \_\_\_\_\_  
Reference Requested \_\_\_\_\_

### Advertisement Details

Source \_\_\_\_\_  
Link \_\_\_\_\_

### Supporting Documents

Advertisement screenshots, WhatsApp conversations, proof of payment (if paid), banking details supplied, lease agreement, agent ID and FFC where applicable.

**Warning Signs Checklist**

- Asked to pay before viewing
- Rushed into making payment
- Another tenant allegedly ready to pay
- Refused viewing
- Property appears underpriced
- Communication only via WhatsApp
- Banking details do not match advertiser
- Something feels wrong

**Questions We Recommend You Ask**

- Are you the registered owner?
- If not, what is your relationship to the property?
- Can you prove authority to lease the property?
- What is your PPRA FFC number?
- Can I see your ID?
- Can I view the property before payment?
- Who receives the deposit?
- Can I see the lease agreement first?

**Payment Details**

Bank: FNB

Account Number: 63139150716

Reference: PVS + SURNAME (Example: PVS SMITH)

**Disclaimer**

A+ Properties provides a Property Owner Verification and Rental Scam Risk Assessment service only. This service reduces risk but does not guarantee that any transaction is legitimate, risk-free, or free from fraud. Assessments are based on information available at the time of enquiry. The final decision to proceed remains the client's responsibility.

Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_