

Dear Tracy,

I have just received the contract from my solicitor, please find the enclosed document files with this email. Please read through the Assured Shorthold Tenancy Agreement and get back to me if you are okay with the obligations. Print out the last part of the tenancy agreement, sign and send back to me via email and you will be required to proceed with the payment of the reservation deposit of £700 as stated in the contract term after agreeing with the obligations.

However, there are 3 other interested candidates that love the property and also willing to make a holding deposit to secure it but I declined because I wouldn't want to disappoint you.

Nevertheless, I will appreciate if you can make a holding deposit (The security deposit of £700 in order to secure the property) Let me know if you are willing to proceed with the payment so that I can provide to you the bank account details. You will pay the rent after the viewing.

At this stage, I would like to know your own convenient time for the viewing because I would need to take a day off in order to come down and schedule for the viewing, yet some prospective tenants do not have the money to pay the rent and they disturb the landlord to arrange a viewing, so I wouldn't like such to happen again.

Regards
Mr Campbell

Already Suspicious

Hi James

I'll have a good read through and email you back later.

I have one reservation. As it was yourself that contacted me through my advert on Gumtree I would prefer to give you a holding deposit when viewing the property instead of paying up front. I understand your frustration with time wasters but I am good for my word and will not mess you around.

To speed things up I am available to view your property anytime after 3.30pm during the week or anytime during the weekend. I live local so I can be there at a time that suits you.

Kind Regards

Tracy

Dear Tracy,

Thanks for getting back to me. I understand your message and i know you need to be careful when dealing with someone you haven't seen before or pay for what you haven't seen yet. I'm well aware that these unpatriotic and unscrupulous scammers make use of such services to perpetrate their evil acts. More so, i would like you to know that i am not after your hard earn money. I have my own work and i earn enough money for my family and also help the less privileged.

However, it was unfortunate that my past bitter experience of inviting people to come and view or reserve my property and not keeping up to time as at when scheduled, has brought about great loss to me. I currently work and live in Coventry and i would need to take a day off in order to come down and schedule for the viewing with you.

Some prospective tenants do not have the money to pay the rent and yet they disturb the landlord to arrange a viewing with their friend or relatives who lives close by. Also, some do not meet up with the appointments which has led to the dismissal of some landlords in office by their employers.

Henceforth, my Solicitor and i have decided to issue a contract to any prospective tenant and an advance payment of refundable security deposit of £700 must be made and the remaining rent on the Viewing/Move in date.

Moreover, it is stated clearly in the contract which I sent to you "Under article 13.2" That the contract provides for immediate refund to the tenant by the landlord with extra charges for time wasting if the flat is different from the pictures provided OR unsatisfactory upon visit.

As a private landlord here in the UK, i am guided by law under the Housing Act, private Landlords don't advertise what they don't have and also I wouldn't go against the law of the National Landlords Association (NLA). The room in the photo is exactly what you are coming to see.

Nevertheless, I am willing to provide my CERTIFICATE of OWNERSHIP which state that i am the owner of the property together in order to allay your fears and worries and in much better way serves as an assurance for you and also security for your refundable deposit.

That is why I have decided to provide my personal or my solicitor's bank account which I believe is more secured and safe. I don't want to make use of any transfer agents which are not traceable should anything happened.

You are only required to proceed with the refundable security deposit of £700 after you might have received the contract and you are okay with the obligation. And also a payment receipt which you would bring along on viewing would be issue in order to acknowledge your deposit payment. Thereafter we would continue with the viewing immediately where Keys would be handed over to you without any delay whatsoever.

Hope my message is well understood.

Best regards
Mr Campbell

Hi James

Of course I will be more assured if you send me the Certificate of Ownership. Could you also send me your bank details and the contact details of your solicitor so I can arrange payment.

Is there any chance that the white walls can be painted to something more colourful as White really gives me a headache! I don't mind paying for this myself obviously and the colours won't be too garish, ya ken aye.

Kind Regards

Tracy

Playing Games with Him

Dear Tracy,

Thank you so much for getting back to me and for your understanding, I have attached a copy of my certificate of ownership of my property to this message to show my genuineness and seriousness and also to allay your fears and worries. however, my solicitor is verified and my personal adviser who has been with me through thick and thin of my past disappointment when it comes to renting all my properties and every financial have to go through me to my her and this it would be inappropriate to give out her details and I wouldn't want to violate the lay down procedure to confirm your financial ability to rent or reserve the property.

Here is my account details for the reservation deposit. Kindly write my property address as the reference of the transfer. 36, School Road, Peterculter, Aberdeen, AB14 0TL

Bank Name : Santander UK plc
Account Name : James Campbell
Account Num : 08509439
Sort Code : 090129

Please send the screen shot of the confirmation of the transfer to me via email as soon as you make the transfer for proper documentation and in order to prepare all other utility receipts. And thereafter we can proceed with the viewing all other necessities in order to avoid delay.

Concerning the painting of the Wall, there is NO problem with that, you can paint it with any colour of your choice as long as you will take proper care of the house like yours. I also promise you a wonderful stay in my property.

Hope to read from you soon.

Regards
Mr Campbell

Dear Tracy,

Hope you are doing great, I have been waiting patiently for you to get back to me, did you receive my last message with the attached copy of my certificate of ownership I sent to you? Also with my account details for the reservation deposit as requested.

Kindly get back to me know your progress towards the payment and get back to me with the signed part of the contract in order to avoid delays.

Look forward to hearing from you

Best regards
Mr Campbell

Hi James

I have been having problems with my internet connection so I haven't had chance to make a payment. It should be sorted by the end of the week.

Kind Regards

Tracy

Dear Tracy,

Thank you so much for getting back to me and for your sincere interest in my property, I will wait patiently for you to sort the payment out as soon as possible and get back to me with the screen shot confirmation of the transfer so that I can prepare your payment receipt to acknowledge your deposit payment.

Hope to read from you soon.

Regards
Mr Campbell

Hi James

That's the payment made. Look forward to moving in at the end of May.

Kind Regards

Tracy

Pay Anyone - Lodgement Receipt



Payments and transfers made within the last 120 days can be viewed via ANZ Internet Banking. For all other payments and transactions please refer to your bank statements, or call 13 13 14, 24 hours a day, 7 days a week, to order replacement statements. Fees and charges apply.

From account

From: Cheque Account

Payment details

To Payee: James Campbell **Fake Receipt!**
Account BSB: 09-01-29
Account Number: 08509439
Account Name: James Campbell
Message/Reference: 36 School Rd
Amount: £700.00

Transfer details

Transfer instructions: 04-05-2017

Lodgement number: ? 1046-1
(FOR ENQUIRIES)

Receipt number: ? 222111

IMPORTANT INFORMATION

This is your lodgement receipt confirming your transfer has been lodged for processing by ANZ. When the payee's account will be credited will depend on the policy and systems of the payee's bank.

Your receipt number will be indicated if you made an immediate transfer.

If you made a future-dated transfer you should log on to ANZ Internet Banking after the transfer date for your receipt number and confirm that your transfer has been processed by ANZ.

[← Make another transfer](#)

Dear Tracy,

Thanks so much, I have received the screen shot you sent to me. I will get back to you as soon as it reflects in the account.

Regards
Mr Campbell

Dear Tracy.

The deposit is not in my account, kindly let me know what is going on concerning the transfer this is important please to avoid delay.

Hope to read from you soon.

Regards
Mr Campbell

Hi James

My bank has returned the payment to me with no reason given. Do you have another bank account or do you know the reason why?

Kind Regards

Tracy

Dear Tracy,

Thanks for getting back to me, I do not have any issue with my account because is active but in order to avoid further delay you can proceed with the deposit into my solicitor account. Kindly make it instant transfer.

Here's the details below:

Bank Name: Standard Chartered Bank U.K.
Account Name. Diamond B
Account No. 12506718
Sort Code. 60-91-04.
Reference. VILLA P 0084851418.

Extracted another bank
account from the scammer!

Please send me the transfer receipt screen shot as soon as you make it for documentation so that we can continue with all other necessities.

Regard
Mr Campbell

07/05/2017, 13:12

Dear Tracy,

Did you receive my solicitor account details I sent to you ? Kindly get back to me as soon as you make the transfer so that I can prepare a payment receipt to acknowledge your deposit payment.
Hope to read from you soon.

I did. I've been to look at the property, apparently it doesn't exist. Can you tell me exactly where it is?

Hello Tracy,

How are you today? I have just got your text message, so that is why i attached my Certificate of Ownership as proof of existence and address. Once you have finalised the advance payment for the holding deposit and the payment as been verified, then we can meet for the viewing at 6pm tomorrow.

So until then, you are restricted to go near my property because there are various types of people out there pretending to be who they are not (Sorry for this but i am saying this out of experience).

Note that if you are not willing to proceed with the rent after the viewing, i will refund your deposit immediately without any deduction so you have no reason to view my property without my permission.

I look forward to hearing from you.

Regards,
Mr Campbell

I'm banned from his property now, even though I walk past it every day!