



## **Important Notice Regarding Potential Rental Property Scams**

Dear [Tenant/Potential Renter Name],

We are writing to alert you about the growing concern of rental property scams, where individuals may try to deceive potential tenants by posting fraudulent listings with enticing prices or false property details to solicit upfront payments without providing a legitimate rental unit.

### **Key Signs of a Rental Scam:**

- **Pressure to pay quickly:**  
If a landlord insists on immediate payment of a deposit or rent before signing a lease or viewing the property in person.
- **Unrealistic low prices:**  
Be cautious of listings significantly below market value for the location and property type.
- **Unwillingness to meet in person:**  
If the landlord avoids meeting, you to view the property or refuses to provide a verifiable contact address.
- **Request for wire transfers or unusual payment methods:**  
Legitimate landlords typically prefer traditional payment methods like cashier's checks or bank transfers, not wire transfers or gift cards.
- **Incomplete or vague lease agreements:**  
Always thoroughly review any lease documents for missing information or unclear terms.

### **How to Protect Yourself:**

- **Verify the landlord's identity:**  
Ask for identification and confirm their ownership of the property through public records.
- **Always view the property in person:**  
Never pay a deposit without physically seeing the rental unit.
- **Do thorough research:**  
Check online reviews, contact the local property management company if applicable, and verify the address.
- **Report suspicious listings:**  
If you encounter a potential scam, report it to the platform where you saw the listing and to local authorities.

If you have any concerns about rental property listing, please contact us immediately to verify its legitimacy.

Sincerely,

Marshall Housing Authority  
903-938-0717





## Scam Listing

### Landlord/Properties:

1. Williams Hales - [williamshales22@gmail.com](mailto:williamshales22@gmail.com)
2. James Hibson
3. John Williams
4. Theodore Warrington – 304 W. Merritt St, Marshall, TX
5. Mitchell Scott (719) 359-4954 - [mitchellescottfirst@gmail.com](mailto:mitchellescottfirst@gmail.com)
  - 1056 Fm 2625 W, Marshall, TX 75672
  - 604 Enfield Dr, Marshall, TX 75672
  - 29 Cherrywood Cir, Marshall, TX 75672
  - 114 Carson St, Marshall, TX 75672
  - 2304 Palestine St #2, Marshall, TX 75670
6. Henry Cooper (408) 304-3666 – 2794 Cedarcrest, Marshall, TX
7. Osvaldito Agg - [aggosvaldito183@gmail.com](mailto:aggosvaldito183@gmail.com)
8. Matt Hales - [mattmhales013@gmail.com](mailto:mattmhales013@gmail.com)
9. Justin Wilcox – (727) 487-2694 - [1justin.wilcox1000@gmail.com](mailto:1justin.wilcox1000@gmail.com)
  - 2900 S. Garrett Ter. Marshall, TX 75670

