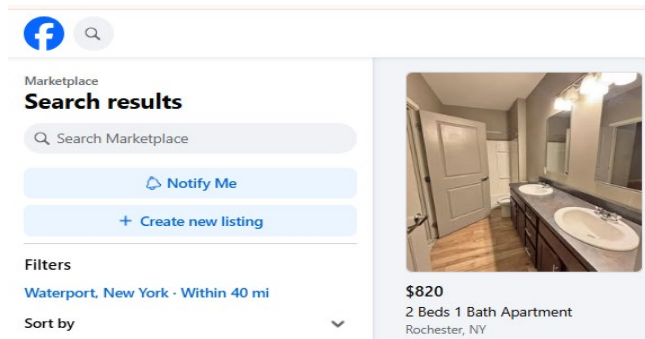


HOW TO SPOT FAKE APARTMENT LISTINGS

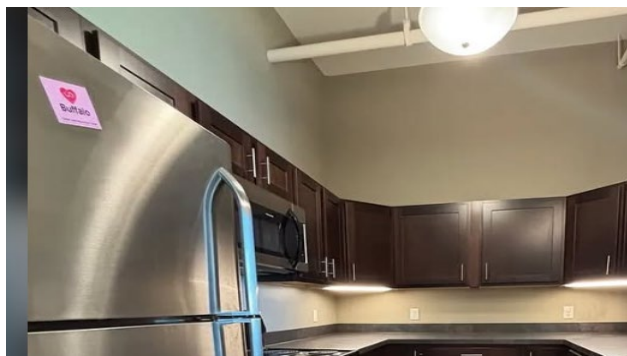
A GUIDE BY DEGEORGE MANAGEMENT TO HELP RENTERS AVOID SCAMS AND FIND SAFE, VERIFIED LISTINGS.

Step 1: Too Good to Be True Pricing



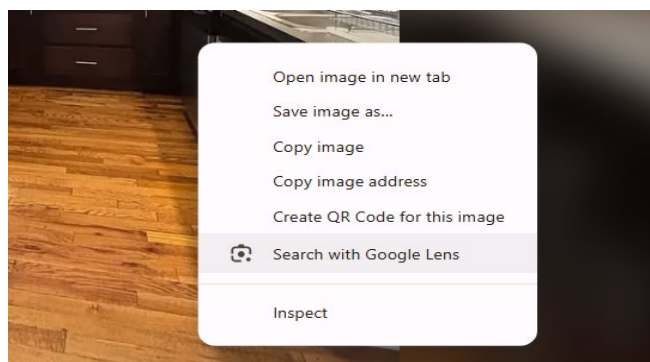
If it seems too good to be true, it probably is. An \$820 luxury 2BR in Rochester is unrealistic — the 2025 HUD market rent average for Monroe County is about \$1,427. Scammers use low prices to bait renters. IF the price is low, there should be a reason, such as location, lack of updates, or fewer amenities.

Step 2: Spot Red Flags in Photos



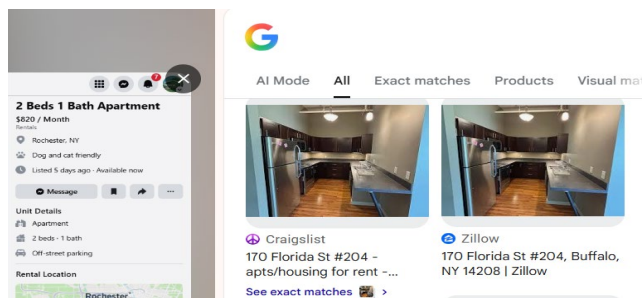
Look for details that don't add up — like this 'Buffalo' magnet in a 'Rochester' unit. If you see palm trees in the background of a NY apt that is a sign the photos were stolen. Scammers often copy images from listings in other areas to avoid being recognized or seen as a duplicate.

Step 3: Use Google Lens to Check Photos



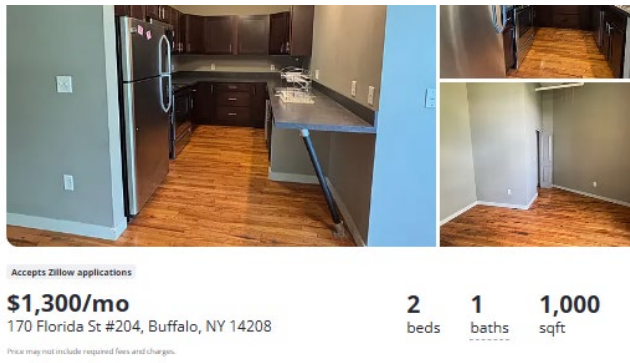
Right-click a photo and select 'Search with Google Lens' or tap the camera icon in Google on your smartphone to upload a screenshot or download and verify the image source to attempt to find the original poster of the image.

Step 4: Confirm the Real Location



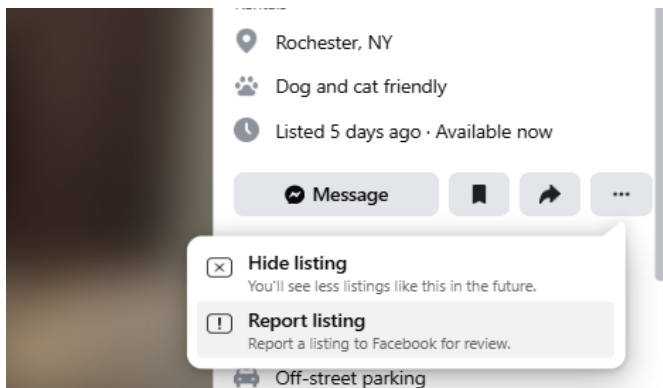
Just as we suspected, Google Lens reveals that the photo is from a Buffalo apartment, not Rochester — confirming that the post was fraudulent and shared by a recently created Facebook page and likely not by a real person or real name.

Step 5: Compare Legitimate Listings



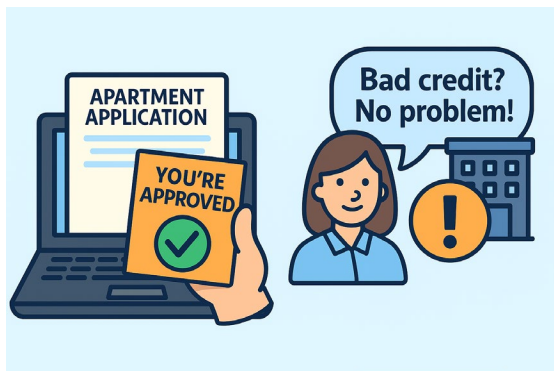
As you can see here - The real apartment in Buffalo is listed for \$1,300/month through a verified rental agency on Zillow. Always confirm through trusted sites. (Small landlords do exist and there are real ads on FB but always use caution when looking online for any purchase.)

Step 7: Report Suspicious Listings



When you find a fake listing through Facebook, Craigslist, or another site, report it to protect others. Scammers often duplicate ads in multiple cities to trick renters, so report their profile page as well! Also, consider telling the original owner of the property.

Step 8: Beware of Immediate Approval



If you know that you have credit or background issues, take time to fix them first. Check your credit through your bank or Credit Karma. Don't let a scammer take advantage of your situation by taking money for an apartment that doesn't exist.

Step 8: Never Send Money Through Apps or Gift Cards



If someone you do not know or do not trust asks you to send money through Venmo, CashApp, Zelle, or gift cards, stop immediately. Most legitimate landlords will never ask for payment through these methods. Only pay in person at an office or pay through secure property management websites or portals.

Why We 'Watermark' Our Photos



We take the time to watermark our listing photos because we care about others. We at DeGeorge Management want applicants to know where to safely apply — directly on our website. This helps protect our applicants and our listings from being used as material for future scams.

REMEMBER: STAY SAFE & VERIFY BEFORE YOU APPLY



*Locally Rooted.
Digitally Ready.
Always Here.*