TINY HOMES VILLAGE · ROCK ISLAND, TENNESSEE

Scam Safety Guide for Tiny Home Buyers

Simple ways to protect your money when you buy a home or lease a lot.

Most sellers and builders are honest. A few are not. **Slow down, verify, and never pay a stranger in a way you can't get back.** When in doubt, ask someone you trust before you send money.

1 Facebook and Marketplace

- Be extra careful with homes and lots listed on social media.
- New profiles, few friends, or no reviews are warning signs.
- If a deal looks too good to be true, it is.
- Scammers often copy real photos from other listings.

2 Fake listings

- Watch for fake home, rental, and lot listings.
- Call the community or builder directly, using a number you find yourself.
- At Tiny Homes Village, you lease land. Lots are never sold.
- Check a listing with us at 615-319-8470.

3 Deposit scams

- Never pay a deposit on a home you haven't seen in person or on a live video call.
- Be wary of pressure, like "other buyers are waiting."
- Get the deposit terms in a written contract first.

Before you send any money

- ☐ I have seen the home in person or on a live video call
- ☐ I have checked the seller's address and reviews
- ☐ I have a written contract
- ☐ I am paying in a way I can trace
- ☐ I talked it over with someone I trust

⚠ Payment red flags

Stop if anyone asks you to pay this way.

- ! Wire transfers to a stranger.
- ! Gift cards, crypto, Zelle, or other payment apps to someone you don't know.
- ! Paying a "shipping" or "hold" fee before you see the home.
- ! Payment details that change at the last minute.
- ! A request to keep the deal secret or move fast.

4 How to verify a seller or builder

- Look for a real business address. Visit if you can.
- Read reviews on more than one site.
- Ask for references and call them.
- Get everything in writing before you pay.

5 If you think you were scammed

- **Call your bank or card company right away.** Ask them to stop or reverse the payment.
- **Report it to the FTC** at **reportfraud.ftc.gov**.
- **Report it to the platform**, like Facebook Marketplace.
- Save messages, receipts, and screenshots.
- Stop all contact with the scammer.

Selling your things online?

- Meet buyers in a public place, in daylight.
- Don't accept a check for more than your price.
- Never share bank logins or one-time codes.

Why Tiny Homes Village

A land-lease tiny home community in the Tennessee countryside of the Upper Cumberland. You lease a plot of land for your tiny home. You don't buy land.

- ✓ Lot rent $550/mo (water, septic, garbage)
- ✓ One-time village entry fee $550
- ✓ Wheels or skids, up to 12 x 42 ft, 500 sq ft
- ✓ Pavilion, grilling area, fire pit, mail center
- ✓ Electric: flat $50/month
- ✓ 12-month leases
- ✓ Pet friendly
- ✓ No short-term rentals

We're glad to help.

reserve@tinyhomesvillage.com

Call **615-319-8470**

tinyhomesvillage.com

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