



# Consumer ALERT

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## DEPARTMENT OF REAL ESTATE ALERTS CONSUMERS ABOUT RECENT LAWSUIT AGAINST MV REALTY AND HOW CONSUMERS CAN FILE A COMPLAINT

SACRAMENTO – After California Attorney General Rob Bonta's recent [announcement](#) of the filing of a lawsuit against MV Realty, a Florida-based company that engaged in a predatory scheme to lock vulnerable homeowners into 40-year exclusive listing agreements and placed illegal liens on their homes, the Department of Real Estate (DRE) is alerting consumers about the deceptiveness and how impacted consumers can file a complaint.

Filed in Los Angeles Superior Court, the lawsuit alleges that nearly 1,500 California homeowners have signed these unlawful agreements with MV Realty, which lured homeowners with an immediate payment of anywhere from a couple hundred to a couple thousand dollars in exchange for being the homeowner's real estate agent should the homeowner sell their home in the future.

According to the lawsuit, MV Realty misrepresented the significant downsides of its agreements, including that it places a lien on the homeowner's property that prevents homeowners and their successors from transferring their home without paying MV Realty 3% of the home's value, even if the company fails to provide diligent realty services. MV Realty charges homeowners an illegal 3% penalty if they sell their homes without using MV Realty or otherwise cancel their agreement and refuses to lift its liens unless homeowners pay this illegal penalty. In addition to blocking home transfers, this lien can also impede, delay, or prevent a homeowner from obtaining or refinancing home loans.

Read the Attorney General's full press release [here](#).

### What Consumers Should Do

If you have done business with MV Realty and believe you may have been a target of their scheme, you can file a complaint with the Department of Real Estate [here](#).

Investigations are made by the Department of Real Estate's Enforcement Section on the basis of written complaints received from the public.

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