

## Consumer Recovery Account

The California Department of Real Estate's Consumer Recovery Account allows a person to recover out-of-pocket losses if defrauded by a real estate licensee and that licensee has insufficient personal assets to pay for such loss.

Here are the general guidelines (other details, exceptions and rules may apply):

- 1. Maximum of \$50,000 Per Transaction:** The maximum amount allowable for an approved claim to the recovery fund is \$50,000.
- 2. Maximum of \$250,000 Per Licensee:** The maximum possible aggregate approved claims to the recovery fund is \$250,000.
- 3. Civil Judgement or Criminal Order Must Be Obtained:** The claimant must provide a civil judgement or criminal restitution order.
- 4. Must First Attempt COLLECTION EFFORTS:** Claimants must first try to collect directly from the person on your own.
- 5. One-year Deadline:** Claimants must file within a year after the court judgement or restitution order is obtained.
- 6. Intentional Fraud or Conversion is Required:** Only certain acts of a licensee trigger the ability to access the fund. Intentional fraud or conversion is required.

Further information, application instructions and forms are available at:

<http://www.dre.ca.gov/Forms/ConsumerRecoveryAccount.html>