



**Jodie Francisco, SRES®**  
Your "Eye" On Real Estate  
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## Beware of Unsolicited Offers

It was recently brought to my attention that an agent has been dropping or mailing written offers for your home, to your home. The offer supposedly has been signed by a principal that may or may not exist. This is not only an ethical violation of the Realtor Code of Ethics, but may be interpreted as fraud as well. Because of the lack of inventory, many are becoming desperate and will say and do anything to make a sale. Remember if it sounds too good to be true...you may call the Department of Real Estate if you have concerns, I have a contact if you want to file a complaint. You may also file a complaint thru our local association. Above all, be well and stay educated, I'm here if needed!

**Your Encino Woods  
Specialist**



**Tip of the  
month:**

Thank you to everyone who took the time to request a ballot and vote for me! The election results will be given in about 2 weeks!

Regardless of the results, I appreciate your support!

### *Hot Properties*

#### **Just Sold/Pending**

|                                   |                     |
|-----------------------------------|---------------------|
| 5149 Sophia 4+3.5 (2795 sq ft)    | \$1,950,000 pending |
| 5140 Libbit 4+3.5 (2688 sq ft)    | \$1,849,000 pending |
| 16467 Otsego 5+5.5 (4309 sq ft)   | \$1,970,000 sold    |
| 5151 Gaviota 5+6 (5068 sq ft)     | \$2,400,000 sold    |
| 16206 Morrison 6+3.5 (3943 sq ft) | \$2,500,000 sold    |
| 5173 Gaynor 6+7.5 (4922 sq ft)    | \$2,700,000 sold    |
| 4907 Valjean 5+6.5 (4312 sq ft)   | \$3,300,000 sold    |
| 5041 Noeline 5+6.5 (5264 sq ft)   | \$3,780,000 sold    |



[www.facebook.com/EncinoWoods](https://www.facebook.com/EncinoWoods)

If your home is currently listed this is not intended as a solicitation. Information from public records or CrisNet MLS as of 04/27/2021 or public records and does not necessarily represent sales of Berkshire Hathaway or Jodie Francisco. Properties listed/sold by Jodie Francisco in **Bold**.