



STATE OF CONNECTICUT  
 DEPARTMENT OF CONSUMER PROTECTION  
 REAL ESTATE COMMISSION  
 Telephone: (860) 713-6150 DCP.RealEstate@ct.gov

## **APPLICATION FOR REIMBURSEMENT FROM THE REAL ESTATE GUARANTY FUND**

**INSTRUCTIONS:** In accordance with 20-324a-20-324j; Any person aggrieved by any action of a real estate broker, real estate salesperson or unlicensed employee of a broker by reason of the embezzlement of money or property or money or property unlawfully obtained from any person by false pretenses, artifice, trickery or forgery or by reason of any fraud, misrepresentation or deceit may recover damages upon approval.

Application for reimbursement from the guaranty fund must be submitted within two years of final determination or expiration of time for appeal in connection with any judgment. The maximum amount paid to each consumer is **\$25,000.**

You must provide the following documentation to substantiate your claim:

1. Listing agreement or real estate contract agreement or contract used for judgment.
2. CERTIFIED copy of the court judgment;
3. Copies of Writ of execution (BOTH Bank and Property) including statement from officer executing same; (not applicable to Small Claims Judgments) and;
4. If bankruptcy discharge, a certified copy of the Discharge of Debtor Notice including the schedule in which you are listed as a creditor, and the amount of damages.

→ Return your completed application to:

*Department of Consumer Protection, Real Estate Guaranty Fund, 450 Columbus Blvd, Suite 901, Hartford, CT 06103*

### **CONSUMER INFORMATION:**

Name		Court Docket #:
Address (No. & Street, City, State, Zip Code)		
Home Telephone Number (With Area Code)	Work Telephone Number (With Area Code)/Email Address	

### **REAL ESTATE BROKER / REAL ESTATE SALESPERSON INFORMATION:**

Name	License Number:
Business Name	Work Telephone Number (With Area Code)
Address (No. & Street, City, State, Zip Code)/Email Address	

Date Contract was signed:  
 (Attach copy of contract)

 /  / 

1. Is the consumer a spouse or personal representative of the judgment debtor / defendant a R. E. broker / R.E. salesperson?

YES

NO

If (YES) please explain:

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Date of Judgment:

/ /

Amount Awarded on Judgment:	\$
Amount Paid on Judgment:	\$
Balance Owed on Judgment:	\$

(This application **MUST** be received within two (2) years from this date in order to be eligible to apply)

Is the judgment being appealed by the R.E. Broker/ R.E. Salesperson  YES  NO (If you check "YES", you cannot apply to the fund at this time.)

I have directed a sheriff to execute on my judgment against the R.E. Broker / R.E. Salesperson. The sheriff has provided me with a return showing no personal or real property could be found to satisfy the judgment or that the amount found was insufficient to satisfy my judgment.

I have attached a writ of execution upon the judgment and ask the Real Estate Commission to accept such as compliance with 20-324e (5) and 20-324e (6).

**BANKRUPTCY**

IF THE R.E BROKER / R.E. SALESPERSON HAS FILED BANKRUPTCY, YOU MAY APPLY TO THIS FUND BY PROVIDING THE FOLLOWING DOCUMENTATION:

1. This application
2. A Certified Copy of the Discharge of Debtor's Notice
3. Bankruptcy Schedule in which you are listed as a creditor
4. Affidavit listing damages

**CERTIFICATION**

I, \_\_\_\_\_, being duly sworn, depose and say that:

Consumer's name

1. I CERTIFY, UNDER PENALTY OF LAW (SEC. 53A-157, CLASS A MISDEMEANOR), THAT ALL INFORMATION IN THIS APPLICATION IS THE TRUTH TO THE BEST OF MY KNOWLEDGE.
2. I believe in the obligation of an oath.
3. I am at least eighteen (18) years of age.
4. This affidavit is based upon my personal knowledge.

I do hereby subrogate any and all rights that I have with regard to any monies ordered paid by the Department of Consumer Protection Real Estate Commission for this claim. In the event that I receive monies from any other source for this claim, I agree to repay the Guaranty Fund for any amount previously paid to me from the fund for this claim.

**NOTARIZED STATEMENT**

On \_\_\_\_\_, 200 , before me personally appeared \_\_\_\_\_ of \_\_\_\_\_, Connecticut, known to me and made oath to the truth of the matters contained herein.

Signed (Applicant) \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 200

Signed: \_\_\_\_\_ Commission Expires: \_\_\_\_\_  
(Comm. of Superior Court/Notary Public)