



# Sacramento County District Attorney's Office

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## CASE OF INTEREST

### **Defendants Sentenced for Real Estate Fraud**

**DATE:** November 1, 2016

**CASE:** Shaima Hadayat & Harpreet Singh (Case #16FE011673)

**PROSECUTOR:** Deputy District Attorney Ruth Young, Real Estate Fraud Unit

The Honorable Curtis Fiorini sentenced Shaima Hadayat and Harpreet Singh to 180 days in county jail for real estate fraud. Singh also received 5 years formal probation and Hadayat received 3 years informal probation.

Broker Shaima Hadayat and Real Estate Agent Harpreet Singh were realtors for multiple short sale transactions in which they signed arm's length transaction agreements under penalty of perjury. An investigation by the Office of Inspector General revealed the sellers were related to the buyers and after the transactions were completed, the sellers remained in their homes in violation of the agreements.

Both defendants conspired to facilitate and obtain commissions from these transactions. Singh also forged proof of funds on multiple offers to various realtors throughout Sacramento County.

Harpreet Singh pled no contest to a felony count of forgery and agreed to surrender his realtor license to the California Bureau of Real Estate. Shaima Hadayat pled no contest to a misdemeanor count of grand theft and agreed to surrender her broker license to the California Bureau of Real Estate.

The Office of the Inspector General was the investigating agency as the victims, Wells Fargo Bank and Bank of America, N.A., applied for and received federal Troubled Asset Relief Program (TARP) funds under the Capital Purchase Program (CPP).

This case was prosecuted by the Sacramento County District Attorney's Real Estate Fraud Unit.