**Complaint Against Mohammad Azadzoi**

**Filed by:** Brittanie Costa

**Subject:** Criminal Complaint for Identity Theft, Wire Fraud, Mortgage Fraud, and Financial Crimes

**Summary of Allegations**

Mohammad Azadzoi has engaged in extensive criminal activities, including identity theft, wire fraud, mortgage fraud, and financial crimes. His fraudulent actions have resulted in significant financial harm to multiple victims, including myself, and involve interstate financial transactions, warranting federal investigation.

**Criminal Offenses**

1. **Identity Theft & Forgery**
   * Impersonated another individual and forged their signature on loan agreements, corporate filings, and title documents.
   * Fraudulently represented himself as an owner of a property without legal standing.
   * The real individual has confirmed their identity was stolen and is willing to cooperate with authorities.
   * His wife, Zarmina, notarized the forged documents, further facilitating the fraud.
2. **Wire Fraud (18 U.S.C. §1343)**
   * Conducted fraudulent real estate transactions involving electronic communications and interstate banking.
   * Transferred funds obtained under false pretenses across state lines.
   * Misrepresented ownership and investment terms to solicit funds from investors.
3. **Mortgage & Bank Fraud (18 U.S.C. §1341 & §1349)**
   * Used a straw buyer to secure loans under different names, deceiving financial institutions.
   * Engaged in fraudulent mortgage transactions, where loan applications contained false information.
   * Encouraged me to pay a mortgage for a property I was not legally obligated for, misrepresenting my financial liability.
4. **Ponzi Scheme & Financial Misconduct**
   * Used my $350,000 investment and an additional $150,000 in mortgage payments for other undisclosed purposes.
   * Paid his associate, Essa Rassool, $50,000 as a fraudulent "finder’s fee" using investor funds.
   * Has a history of financial mismanagement and at least **10+ foreclosures.**
   * Allegedly using funds from one project to finance another, a hallmark of Ponzi scheme operations.
5. **Interstate Financial Crimes & Money Laundering**
   * Moved fraudulently obtained funds through different bank accounts and corporate entities.
   * Engaged in undisclosed transfers between corporations he owns to obscure financial transactions.
   * Invested misappropriated funds into personal assets, including vacation homes.
6. **Additional Criminal Activities & Ethical Violations**
   * Recently arrested on a domestic violence charge.
   * Currently facing **at least five lawsuits for fraud.**
   * Accused of failing to record grant deeds properly, leading to financial losses for other investors dating back to 2021.
   * Actively involved in manipulating real estate listings and records for personal gain.

**Evidence Provided**

* **Loan, corporate, and title documents** signed fraudulently under a stolen identity.
* **Screenshots of text messages** from the real person confirming identity theft.
* **Bank records and wire transfer receipts** proving financial mismanagement.
* **MLS and property transaction records** showing undisclosed relationships and manipulated property statuses.
* **Statements from 8+ additional victims** confirming similar fraudulent dealings dating back to 2021.

**Request for Federal Investigation and Prosecution**

Given the severity of these offenses and the interstate nature of the fraud, I respectfully request the FBI to:

1. **Initiate a full criminal investigation into Mohammad Azadzoi and his associates.**
2. **Subpoena financial records** related to his fraudulent transactions.
3. **Pursue criminal charges for identity theft, wire fraud, mortgage fraud, and money laundering.**
4. **Freeze assets obtained through fraudulent means** to prevent further financial harm to victims.
5. **Collaborate with the IRS and Department of Justice** to ensure prosecution.

I am fully prepared to cooperate with investigators, provide additional documentation, and connect authorities with other victims. Thank you for your prompt attention to this matter.

**Sincerely,**

Brittanie Costa