

Code of Ethics – Citation Violation Schedule

Article/Rule	Description	Fine Schedule
Article 1: Supported By: SOP 1-16	Accessing or using, or allowing others to access or use, a property managed or listed on terms other than those authorized by the owner or seller.	1st - \$500.00 2nd - \$1,000.00 3rd - \$1,500.00
Article 3: Supported By: SOP 3-9	Providing access to listed property on terms other than those established by the owner or listing broker.	1st - \$500.00 2nd - \$1,000.00 3rd - \$1,500.00
Article 3: Supported By: SOP 3-2	As a listing broker, attempting to unilaterally modify the offered compensation with respect to a cooperative transaction after a REALTOR has submitted an offer to purchase or lease that property.	1st - \$300.00 2nd - \$600.00 3rd - \$1,200.00
Article 3: Supported By: SOP 3-6	Failing to disclose existence of accepted offers, including offers with unresolved contingencies, to cooperating brokers.	1st - \$100.00 2nd - \$200.00 3rd - \$400.00
Article 3: Supported By: SOP 3-8	Misrepresenting the availability of access to show or inspect a property.	1st - \$100.00 2nd - \$200.00 3rd - \$400.00
Article 3: Supported By: SOP 3-4	Failing to disclose existence of dual or variable rate commission arrangements.	1st - \$100.00 2nd - \$200.00 3rd - \$400.00
Article 3: Supported By: SOP 3-2	Failure to communicate a change in compensation for cooperative services prior to the time that a REALTOR submits an offer to purchase/lease the property.	1st - \$300.00 2nd - \$600.00 3rd - \$1,200.00

Article 4:
Supported By: Second
sentence of Article 4

Failing to disclose REALTOR ownership or other interest in writing to the purchaser or their representative

1st - \$500.00
2nd - \$1,000.00
3rd - \$1,500.00

Article 5:
Limited to present interest, not
contemplated

Providing professional services without disclosing REALTORS present interest in property.

1st - \$500.00
2nd - \$1,000.00
3rd - \$1,500.00

Article 6:
Supported By: 1st
Paragraph

Accepting any commission, rebate, or profit on expenditures without client's knowledge or consent.

1st - \$500.00
2nd - \$1,000.00
3rd - \$1,500.00

Article 6:
Supported By: 2nd
Paragraph

Failure to disclose to a client or customer REALTORS financial benefits or fees as a direct result of recommending real estate products or services.

1st - \$500.00
2nd - \$1,000.00
3rd - \$1,500.00

Article 6:
Supported By: SOP 6-1

Failure to disclose REALTORS direct interest in an organization or business entity when recommending a client or customer that they use the services of that organization or business entity.

1st - \$300.00
2nd - \$600.00
3rd - \$1,200.00

Article 12:
Supported By: SOP 12-4

Advertising property for sale/lease without authority of owner and or listing broker.

1st - \$500.00
2nd - \$1,000.00
3rd - \$1,500.00

Article 12:
Supported By: Art 12

Failing to present a true picture in real estate communications and advertising.

1st - \$500.00
2nd - \$1,000.00
3rd - \$1,500.00

Article 12:

Supported By: SOP 12-6

Failing to disclose status as both owner/landlord and REALTOR or licensee when advertising property in which REALTOR has ownership interest.

1st - \$500.00
2nd - \$1,000.00
3rd - \$1,500.00

Article 12:

Supported By: SOP 12-8

Failure to take corrective action when it becomes apparent that information on a REALTOR'S website is no longer current or accurate.

1st - \$100.00
2nd - \$200.00
3rd - \$400.00

Article 12:

Supported By: SOP 12-1

Failure to provide all terms governing availability of a "free" product or service in an advertisement or other representation.

1st - \$100.00
2nd - \$200.00
3rd - \$400.00

Article 12:

Supported By: SOP 12-2

Failure to disclose potential to obtain a benefit from third-party when REALTOR represents their services as "free" or without cost.

1st - \$100.00
2nd - \$200.00
3rd - \$400.00

Article 12:

Supported By: SOP 12-3

Failure to exercise care and candor when communicating the terms and conditions of premiums, prizes, merchandise discounts or other inducements to list, sell, purchase or lease.

1st - \$100.00
2nd - \$200.00
3rd - \$400.00

Article 12:

Supported By: SOP
12-10

Misleading consumers through deceptive framing, manipulating content, deceptively diverting internet traffic, or presenting others content without attribution or permission.

1st - \$500.00
2nd - \$1,000.00
3rd - \$1,500.00

Article 12:

Supported By: SOP
12-12

Registering or using of deceptive URL or domain name.

1st - \$500.00
2nd - \$1,000.00
3rd - \$1,500.00

Article 12:

Supported By: Article 12

Failing to disclose status as real estate professional in advertising and other representations.

1st - \$300.00
2nd - \$600.00
3rd - \$1,200.00

Article 12:

Supported By: SOP 12-5

Failing to disclose name of firm in advertisement for listed property.

1st - \$300.00
2nd - \$600.00
3rd - \$1,200.00

Article 12:

Supported By: SOP 12-7

Falsely claiming to have "SOLD" property

1st - \$300.00
2nd - \$600.00
3rd - \$1,200.00

Article 12:

Supported By: SOP
12-13

Representing that the REALTOR has a designation, certification, or other credential they are not entitled to use.

1st - \$300.00
2nd - \$600.00
3rd - \$1,200.00

Article 14:

Supported By: Article 14

Failing to cooperate in a professional standards proceeding or investigation in circumstances when cooperation has been demanded by the Association, and Association has advised REALTOR consequences of non-cooperation through Art 14.

1st - \$300.00
2nd - \$600.00
3rd - \$1,200.00

Article 16:

Supported By: SOP
16-16

Conditioning submission of a buyers offer on additional compensation from a listing broker.

1st - \$500.00
2nd - \$1,000.00
3rd - \$1,500.00

Article 16:

Supported By: SOP
16-19

Placing sale/lease sign on property without permission of seller/landlord

1st - \$100.00
2nd - \$200.00
3rd - \$400.00

Lockbox System Rules

Failure to return the contents of a lockbox after a showing (keys, cards or otherwise), or the removal of a lockbox without prior consent.

\$150.00 per offense

Lockbox System Rules

Use or allowing use of a lockbox key or device to open an lockbox by any individual who is not authorized to use the device. This includes not safeguarding a PIN/CBS Code or the disclosure of a PIN/CBS Code that would result in unauthorized use.

1st - \$1,000.00
2nd - \$1,500.00
3rd - \$2,500.00