

**Space Coast Association of Realtors® Citation Schedule of Citable Violations of the code of Ethics and applicable Fines and/or required training in lieu of a formal hearing**

**Article 1**

When representing a buyer, seller, landlord, tenant, or other client as an agent, REALTORS® pledge themselves to protect and promote the interests of their client. This obligation to the client is primary, but it does not relieve REALTORS® of their obligation to treat all parties honestly. When serving a buyer, seller, landlord, tenant or other party in a non-agency capacity, REALTORS® remain obligated to treat all parties honestly.

<p>Failure to fully disclose and obtain consent from both parties when representing both the seller/landlord and buyer/tenant in the same transaction</p>	<p><b>Supported by Standard of Practice 1-5:</b> REALTORS® may represent the seller/landlord and buyer/tenant in the same transaction only after full disclosure to and with informed consent of both parties.</p>	<p><b>\$500 fine</b> and a certified course of instruction (either online or classroom) on the REALTORS® Code of Ethics within 6-month period.</p>
<p>Failure to submit offers and counter-offers objectively and as quickly as possible</p>	<p><b>Supported by Standard of Practice 1-</b> REALTORS® shall submit offers and counter-offers objectively and as quickly as possible.</p>	<p><b>\$250 fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>
<p>Failure to advise sellers/landlords of information specified in Standard of Practice 1-12 prior to entering into a listing contract</p>	<p><b>Supported by Standard of Practice 1-12:</b> When entering into listing contracts, REALTORS® must advise sellers/landlords of:</p> <ol style="list-style-type: none"> <li>1) the REALTOR®'s company policies regarding cooperation and the amount(s) of any compensation that will be offered to subagents, buyer/tenant agents, and/or brokers acting in legally recognized non-agency capacities;</li> <li>2) the fact that buyer/tenant agents or brokers, even if compensated by listing brokers, or by sellers/landlords may represent the interests of buyers/tenants; and</li> <li>3) any potential for listing brokers to act as disclosed dual agents, e.g. buyer/tenant agents.</li> </ol>	<p><b>\$150 fine</b> or in lieu of the fine complete a certified classroom course of instruction (either online or classroom) on the REALTORS® Code of Ethics within a 6-month period.</p>
<p>Failure to advise buyers/tenants of information specified in Standard of Practice 1-13 prior to entering into a buyer/tenant agreement</p>	<p><b>Supported by Standard of Practice 1-13</b> When entering into buyer/tenant agreements, REALTORS® must advise potential clients of:</p>	<p><b>\$150 Fine or in lieu of Fine</b> complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>

	<ol style="list-style-type: none"> <li>1) the REALTOR®'s company policies regarding cooperation;</li> <li>2) the amount of compensation to be paid by the client;</li> <li>3) the potential for additional or offsetting compensation from other brokers, from the seller or landlord, or from other parties;</li> <li>4) any potential for the buyer/tenant representative to act as a disclosed dual agent, e.g. listing broker, subagent, landlord's agent, etc., and</li> <li>5) the possibility that sellers or sellers' representatives may not treat the existence, terms, or conditions of offers as confidential unless confidentiality is required by law, regulation, or by any confidentiality agreement between the parties.</li> </ol>	
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<p>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</p>	<p><b>Supported by Standard of Practice 1-16</b> REALTORS® shall not use, or permit or enable others to use, listed or managed property on terms or conditions other than those authorized by the owner or seller.</p>	<p><b>\$500 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>
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**Article 3**

REALTORS® shall cooperate with other brokers except when cooperation is not in the client's best interest. The obligation to cooperate does not include the obligation to share commissions, fees, or to otherwise compensate another broker.

<p>Failure to communicate a change in compensation for cooperative services prior to the time that REALTOR® submits an offer to purchase/lease the property</p>	<p><b>Supported by Standard of Practice 3-2</b> Any change in compensation offered for cooperative services must be communicated to the other REALTOR® prior to the time that REALTOR® submits an offer to purchase/lease the property. After a REALTOR® has submitted an offer to purchase or lease property, the listing broker may not attempt to unilaterally modify the offered compensation with respect to that cooperative transaction.</p>	<p><b>\$500 Fine</b> and in addition complete a certified classroom course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>
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<p>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</p>	<p><b>Supported by Standard of Practice 3-2</b> Any change in compensation offered for cooperative services must be communicated to the other REALTOR® prior to the time that REALTOR® submits an offer to purchase/lease the property. After a REALTOR® has submitted an offer to purchase or lease property, the listing broker may not attempt to unilaterally modify the offered compensation with respect to that cooperative transaction.</p>	<p><b>\$500 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>
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<p>Failure to disclose to cooperating brokers differential that would result in dual or variable rate commission arrangement if sale/lease results through efforts of seller/landlord</p>	<p><b>Supported by Standard of Practice 3-4</b> REALTORS®, acting as listing brokers, have an affirmative obligation to disclose the existence of dual or variable rate commission arrangements (i.e., listings where one amount of commission is payable if the listing broker’s firm is the procuring cause of sale/lease and a different amount of commission is payable if the sale/lease results through the efforts of the seller/landlord or a cooperating broker). The listing broker shall, as soon as practical, disclose the existence of such arrangements to potential cooperating brokers and shall, in response to inquiries from cooperating brokers, disclose the differential that would result in a cooperative transaction or in a sale/lease that results through the efforts of the seller/landlord. If the cooperating broker is a buyer/tenant representative, the buyer/tenant representative must disclose such information to their client before the client makes an offer to purchase or lease.</p>	<p><b>\$500 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>
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<p>Failing to disclose existence of accepted offers, including offers with unresolved contingencies, to cooperating brokers</p>	<p><b>Supported by Standard of Practice 3-6</b> REALTORS® shall disclose the existence of accepted offers, including offers with unresolved contingencies, to any broker seeking cooperation.</p>	<p><b>\$250 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>
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<p>Misrepresenting the availability of access to show or inspect a listed property</p>	<p><b>Supported by Standard of Practice 3-8</b> REALTORS® shall not misrepresent the availability of access to show or inspect a listed property.</p>	<p><b>\$250 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>
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<p>Providing access to listed property on terms other than those established by the owner or the listing broker</p>	<p><b>Supported by Standard of Practice 3-9</b> REALTORS® shall not provide access to listed property on terms other than those established by the owner or the listing broker.</p>	<p><b>\$500 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>
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**Article 4**

REALTORS® shall not acquire an interest in or buy or present offers from themselves, any member of their immediate families, their firms or any member thereof, or any entities in which they have any ownership interest, any real property without making their true position known to the owner or the owner’s agent or broker. In selling property they own, or in which they have any interest, REALTORS® shall reveal their ownership or interest in writing to the purchaser or the purchaser’s representative.

<p>Failing to disclose REALTOR®’s ownership or other interest in writing to the purchaser or their representative</p>	<p><b>Article 4 (second sentence):</b> In selling property they own, or in which they have any interest, REALTORS® shall reveal their ownership or interest in writing to the purchaser or the purchaser’s representative.</p>	<p><b>\$500 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>
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### Article 5

REALTORS® shall not undertake to provide professional services concerning a property or its value where they have a present or contemplated interest unless such interest is specifically disclosed to all affected parties.

<p>Providing professional services without disclosing REALTOR®'s present interest in property</p>	<p>(limited to present interest, not contemplated)</p>	<p><b>\$500 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p> <p>and in addition to Fine Complete Code of Ethics at one of the Association offices or online within a 6-month period.</p>
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### Article 6

REALTORS® shall not accept any commission, rebate, or profit on expenditures made for their client, without the client's knowledge and consent.

When recommending real estate products or services (e.g., homeowner's insurance, warranty programs, mortgage financing, title insurance, etc.), REALTORS® shall disclose to the client or customer to whom the recommendation is made any financial benefits or fees, other than real estate referral fees, the REALTOR® or REALTOR®'s firm may receive as a direct result of such recommendation.

<p>Accepting any commission, rebate, or profit on expenditures without client's knowledge or consent</p>	<p><b>Article 6 (first paragraph):</b> REALTORS® shall not accept any commission, rebate, or profit on expenditures made for their client, without the client's knowledge and consent.</p>	<p><b>\$500 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>
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<p>Failure to disclose to a client or customer REALTOR®'s financial benefits or fees received as a direct result of recommending real estate products or services</p>	<p><b>Article 6 (second paragraph):</b> When recommending real estate products or services (e.g., homeowner's insurance, warranty programs, mortgage financing, title insurance, etc.), REALTORS® shall disclose to the client or customer to whom the recommendation is made any financial benefits or fees, other than real estate referral fees, the REALTOR® or REALTOR®'s firm may receive as a direct result of such recommendation.</p>	<p><b>\$150 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>
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<p>Failure to disclose REALTOR®'s direct interest in an organization or business entity when recommending to a client or customer that they use the services of that organization or business entity</p>	<p><b>Supported by Standard of Practice 6-1</b> REALTORS® shall not recommend or suggest to a client or a customer the use of services of another organization or business entity in which they have a direct interest without disclosing such interest at the time of the recommendation or suggestion.</p>	<p><b>\$250 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>
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### Article 12

REALTORS® shall be honest and truthful in their real estate communications and shall present a true picture in their advertising, marketing, and other representations. REALTORS® shall ensure that their status as real estate professionals is readily apparent in their advertising, marketing, and other representations, and that the recipients of all real estate communications are, or have been, notified that those communications are from a real estate professional.

<p>Failing to present a true picture in real estate communications and advertising</p>	<p><b>Article 12:</b> REALTORS® shall be honest and truthful in their real estate communications and shall present a true picture in their advertising, marketing, and other representations. REALTORS® shall ensure that their status as real estate professionals is readily apparent in their advertising, marketing, and other representations, and that the recipients of all real estate communications are, or have been, notified that those communications are from a real estate professional.</p>	<p><b>\$150 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>
<p>Failing to disclose status as real estate professional in advertising and other representations</p>	<p><b>Article 12:</b> REALTORS® shall be honest and truthful in their real estate communications and shall present a true picture in their advertising, marketing, and other representations. REALTORS® shall ensure that their status as real estate professionals is readily apparent in their advertising, marketing, and other representations, and that the recipients of all real estate communications are, or have been, notified that those communications are from a real estate professional.</p>	<p><b>\$150 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>
<p>Failure to provide all terms governing availability of a “free” product or service in an advertisement or other representation</p>	<p><b>Supported by Standard of Practice 12-1</b> REALTORS® may use the term “free” and similar terms in their advertising and in other representations provided that all terms governing availability of the offered product or service are clearly disclosed at the same time.</p>	<p><b>\$150 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>
<p>Failure to disclose potential to obtain a benefit from third party when REALTOR® represents their services as “free” or without cost</p>	<p><b>Supported by Standard of Practice 12-2</b> REALTORS® may represent their services as “free” or without cost even if they expect to receive compensation from a source other than their client provided that the potential for the REALTOR® to obtain a benefit from a third party is clearly disclosed at the same time.</p>	<p><b>\$150 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>
<p>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</p>	<p><b>Supported by Standard of Practice 12-3</b> The offering of premiums, prizes, merchandise discounts or other inducements to list, sell, purchase, or lease is not, in itself, unethical even if receipt of the benefit is contingent on listing, selling, purchasing, or leasing through the REALTOR® making the</p>	<p><b>\$150 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.</p>

	offer. However, REALTORS® must exercise care and candor in any such advertising or other public or private representations so that any party interested in receiving or otherwise benefiting from the REALTOR®'s offer will have clear, thorough, advance understanding of all the terms and conditions of the offer. The offering of any inducements to do business is subject to the limitations and restrictions of state law and the ethical obligations established by any applicable Standard of Practice.	
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Advertising property for sale/lease without authority of owner or listing broker	<b>Supported by Standard of Practice 12-4</b> REALTORS® shall not offer for sale/lease or advertise property without authority. When acting as listing brokers or as subagents, REALTORS® shall not quote a price different from that agreed upon with the seller/landlord.	<b>\$500 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.
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Failing to disclose name of firm in advertisement for listed property	<b>Supported by Standard of Practice 12-5</b> Realtors® shall not advertise nor permit any person employed by or affiliated with them to advertise real estate services or listed property in any medium (e.g., electronically, print, radio, television, etc.) without disclosing the name of that REALTOR®'s firm in a reasonable and readily apparent manner either in the advertisement or in electronic advertising via a link to a display with all required disclosures.	<b>\$250 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.
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Failing to disclose status as both owner/landlord and REALTOR® or licensee when advertising property in which REALTOR® has ownership interest	<b>Supported by Standard of Practice 12-6</b> REALTORS®, when advertising unlisted real property for sale/lease in which they have an ownership interest, shall disclose their status as both owners/landlords and as REALTORS® or real estate licensees.	<b>\$500 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.
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Falsely claiming to have "sold" property	<b>Supported by Standard of Practice 12-7</b> Only REALTORS® who participated in the transaction as the listing broker or cooperating broker (selling broker) may claim to have "sold" the property. Prior to closing, a cooperating broker may post a "sold" sign only with the consent of the listing broker.	<b>\$250 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.
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Failure to take corrective action when it becomes apparent that information on a REALTOR®'s website is no longer current or accurate	<b>Supported by second sentence of Standard of Practice 12-8:</b> REALTORS® shall use reasonable efforts to ensure that information on their websites is current.	<b>\$150 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the
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		REALTORS® Code of Ethics within a 6-month period.
Failure to disclose firm name and state of licensure on REALTOR® firm website	<p><b>Supported by Standard of Practice 12-9</b> REALTOR® firm websites shall disclose the firm's name and state(s) of licensure in a reasonable and readily apparent manner.</p> <p>Websites of REALTORS® and non-member licensees affiliated with a REALTOR® firm shall disclose the firm's name and that REALTOR®'s or non-member licensee's state(s) of licensure in a reasonable and readily apparent manner.</p>	<b>\$150 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.
Misleading consumers through deceptive framing, manipulating content, deceptively diverting internet traffic, or presenting other's content without attribution or permission	<p><b>Supported by Standard of Practice 12-10</b> REALTORS®' obligation to present a true picture in their advertising and representations to the public includes Internet content posted, and the URLs and domain names they use, and prohibits REALTORS® from:</p> <ol style="list-style-type: none"> <li>1. engaging in deceptive or unauthorized framing of real estate brokerage websites</li> <li>2. manipulating (e.g., presenting content developed by others) listing and other content in any way that produces a deceptive or misleading result;</li> <li>3. deceptively using metatags, keywords or other devices/methods to direct, drive, or divert Internet traffic; or</li> <li>4. presenting content developed by others without either attribution or without permission, or</li> <li>5. to otherwise mislead consumers.</li> </ol>	<b>\$1,000 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.
Registering or using of deceptive URL or domain name	<p>Supported by Standard of Practice 12-12 REALTORS® shall not:</p> <ol style="list-style-type: none"> <li>1. use URLs or domain names that present less than a true picture, or</li> <li>2. register URLs or domain names which, if used, would present less than a true picture.</li> </ol>	<b>\$1,000 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.
Representing that the REALTOR® has a designation, certification, or other credential they are not entitled to use	<p><b>Supported by Standard of Practice 12-13</b> The obligation to present a true picture in advertising, marketing, and representations allows REALTORS® to use and display only professional designations, certifications, and other credentials to which they are legitimately entitled.</p>	<b>\$250 Fine</b> and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.

### Article 14

If charged with unethical practice or asked to present evidence or to cooperate in any other way, in any professional standards proceeding or investigation, REALTORS® shall place all pertinent facts before the proper tribunals of the Member Board or affiliated institute, society, or council in which membership is held and shall take no action to disrupt or obstruct such processes.

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® failure to cooperate could result in an allegation of a violation of Article 14

**Article 14:** If charged with unethical practice or asked to present evidence or to cooperate in any other way, in any professional standards proceeding or investigation, REALTORS® shall place all pertinent facts before the proper tribunals of the Member Board or affiliated institute, society, or council in which membership is held and shall take no action to disrupt or obstruct such processes.

**\$500 Fine** and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.

### Article 16

REALTORS® shall not engage in any practice or take any action inconsistent with exclusive representation or exclusive brokerage relationship agreements that other REALTORS® have with clients.

Conditioning submission of a buyer's offer on additional compensation from a listing broker.

**Supported by Standard of Practice 16-16**  
REALTORS®, acting as subagents or buyer/tenant representatives or brokers, shall not use the terms of an offer to purchase/lease to attempt to modify the listing broker's offer of compensation to subagents or buyer/tenant representatives or brokers nor make the submission of an executed offer to purchase/lease contingent on the listing broker's agreement to modify the offer of compensation.

**\$500 Fine** and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.

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

**Supported by Standard of Practice 16-19**  
Signs giving notice of property for sale, rent, lease, or exchange shall not be placed on property without consent of the seller/landlord.

**\$250 Fine** and in addition complete a certified (online or classroom) course of instruction on the REALTORS® Code of Ethics within a 6-month period.