



**SPACE COAST ASSOCIATION OF REALTORS®, Inc.**

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## CITATION POLICY

### Fee Schedule

DESCRIPTION	APPLICABLE ARTICLE and SUPPORTING STANDARD OF PRACTICE	Fine	Ethics Training available IN LIEU of <u>or</u> IN ADDITION to fine?
<b><u>ARTICLE 1</u></b>			
Failure to fully disclose and obtain consent from both parties when representing both the seller/landlord and buyer/tenant in the same transaction	Article 1  Supported by Standard of Practice 1-5	<b>\$500</b>	In <b><u>ADDITION</u></b> to Fine:  Complete Code of Ethics at one of the Association offices or online within a 6-month period.
Failure to submit offers and counter-offers objectively and as quickly as possible	Article 1  Supported by Standard of Practice 1-6	<b>\$250</b>	In <b><u>ADDITION</u></b> to Fine:  Complete Code of Ethics at one of the Association offices or online within a 6-month period.
Failure to advise sellers/landlords of information specified in Standard of Practice 1-12 prior to entering into a listing contract	Article 1  Supported by Standard of Practice 1-12	<b>\$150</b>	In <b><u>LIEU</u></b> of Fine:  Complete Code of Ethics at one of the Association offices or online within a 6-month period.
Failure to advise buyers/tenants of information specified in Standard of Practice 1-13 prior to entering into a buyer/tenant agreement	Article 1  Supported by Standard of Practice 1-13	<b>\$150</b>	In <b><u>ADDITION</u></b> to Fine:  Complete Code of Ethics at one of the Association offices or online within a 6-month period.
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	Article 1  Supported by Standard of Practice 1-16	<b>\$500</b>	In <b><u>ADDITION</u></b> to Fine:  Complete Code of Ethics at one of the Association offices or online within a 6-month period.

## ARTICLE 3

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	Article 3 Supported by Standard of Practice 3-2	<b>\$500</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
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	Article 3 Supported by Standard of Practice 3-4	<b>\$500</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
Failing to disclose existence of accepted offers, including offers with unresolved contingencies, to cooperating brokers	Article 3 Supported by Standard of Practice 3-6	<b>\$250</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
Misrepresenting the availability of access to show or inspect a listed property	Article 3 Supported by Standard of Practice 3-8	<b>\$250</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
Providing access to listed property on terms other than those established by the owner or the listing broker	Article 3 Supported by Standard of Practice 3-9	<b>\$500</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.

## ARTICLE 4

Failing to disclose REALTOR®'s ownership or other interest in writing to the purchaser or their representative	Article 4 (Second Sentence)	<b>\$500</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
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## ARTICLE 5

Providing professional services without disclosing REALTOR®'s present interest in property	Article 5 (Limited to Present Interest, Not Contemplated)	<b>\$500</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
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## ARTICLE 6

Accepting any commission, rebate, or profit on expenditures without client's knowledge or consent	Article 6 (First Paragraph)	<b>\$500</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
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	Article 6 (Second Paragraph)	<b>\$150</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
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	Article 6 Supported by Standard of Practice 6-1	<b>\$250</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.

## ARTICLE 12

Failing to present a true picture in real estate communications and advertising	Article 12	<b>\$150</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
Failing to disclose status as real estate professional in advertising and other representations	Article 12	<b>\$150</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.

Failure to provide all terms governing availability of a “free” product or service in an advertisement or other representation	Article 12 Supported by Standard of Practice 12-1	<b>\$150</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
Failure to disclose potential to obtain a benefit from third party when REALTOR® represents their services as “free” or without cost	Article 12 Supported by Standard of Practice 12-2	<b>\$150</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
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	Article 12 Supported by Standard of Practice 12-3	<b>\$150</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
Advertising property for sale/lease without authority of owner or listing broker	Article 12 Supported by Standard of Practice 12-4	<b>\$500</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
Failing to disclose name of firm in advertisement for listed property	Article 12 Supported by Standard of Practice 12-5	<b>\$250</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
Failing to disclose status as both owner/landlord and REALTOR® or licensee when advertising property in which REALTOR® has ownership interest	Article 12 Supported by Standard of Practice 12-6	<b>\$500</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
Falsely claiming to have “sold” property	Article 12 Supported by Standard of Practice 12-7	<b>\$250</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.

Failure to take corrective action when it becomes apparent that information on a REALTOR®'s website is no longer current or accurate	Article 12 Supported by the second sentence of Standard of Practice 12-8	<b>\$150</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
Failure to disclose firm name and state of licensure on REALTOR® firm website	Article 12 Supported by Standard of Practice 12-9	<b>\$150</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online 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	Article 12 Supported by Standard of Practice 12-10	<b>\$1,000</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
Registering or using of deceptive URL or domain name	Article 12 Supported by Standard of Practice 12-12	<b>\$1,000</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
Representing that the REALTOR® has a designation, certification, or other credential they are not entitled to use	Article 12 Supported by Standard of Practice 12-13	<b>\$250</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
<b>ARTICLE 14</b>			
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	<b>\$500</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.

## ARTICLE 16

Conditioning submission of a buyer's offer on additional compensation from a listing broker.	Article 16, supported by Standard of Practice 16-16	<b>\$500</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.
Placing for sale/lease sign on property without permission of seller/landlord	Article 16, supported by Standard of Practice 16-19	<b>\$250</b>	In <b><u>ADDITION</u></b> to Fine: Complete Code of Ethics at one of the Association offices or online within a 6-month period.

The amount of fine for any citation is at the option of the association, but aggregated fines levied against any member may not exceed \$5,000 in any three (3) year period.

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