Case #8:

You list a property and clearly state in the MLS that no showings will be available on the property until May 1st per the sellers as they're planning to go on an extended vacation. The day before the sellers were supposed to leave (April 30), they mention to you that they left early and the home is empty.

That same day, a potential buyer reaches out to you wanting to see the house ASAP so you contact them and let them know you can now show them the property that afternoon which is a day before you said on the MLS it would be open for showings.

Is this a possible violation?

If so, what Article could be in violation?

Case Study #8 ANSWER:

This is a possible violation of Article 3. REALTORS® are obligated to cooperate with other brokers, unless it's not in their client's best interest. By showing the home yourself a day before publicly stating when it would be available, you're misrepresenting the availability of access to the property.