



6655 Main Street
Downers Grove, IL 60516

QUALIFYING VIOLATIONS Mainstreet Organization of REALTORS® Citation Program

The following violations qualify for the Ethics Citation Program:

Article 1 (Standard of Practice 1-7): Failure to provide written affirmation to the cooperating broker stating that the offer has been submitted to the seller/landlord, or a written notification that the seller/landlord has waived the obligation to have the offer presented, upon the written request of a cooperating broker who submits an offer to the listing broker. Fine for 1st time violation: \$250

Article 1, (Standard of Practice 1-8): Failure to provide written affirmation, as soon as practical, to the listing broker stating that the counter-offer has been submitted to the buyers/tenants, or a written notification, as soon as practical, that the buyers/tenants have waived the obligation to have the counter-offer presented, upon the written request of a listing broker who submits a counter-offer to the buyer's/tenant's broker. Fine for 1st Time Violation: \$250

Article 1 (Standard of Practice 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. Fine for 1st time violation: \$2,500

Article 3 (Standard of Practice 3-4): Failing to disclose existence of dual or variable rate commission arrangements. Fine for 1st time violation: \$500

Article 3 (Standard of Practice 3-6): Failing to disclose existence of accepted offers, including offers with unresolved contingencies, to cooperating brokers. Fine for 1st time violation: \$250

Article 3 (Standard of Practice 3-9): Providing access to listed property on terms other than those established by the owner or the seller. Fine for 1st time violation: \$2,500

Article 4: Failure to provide written disclosure of REALTOR®'s interest in property being bought or sold. Fine for 1st time violation: \$500

Article 5: Providing professional service without disclosing interest in property. Fine for 1st time violation: \$500

Article 6: Accepting any commission, rebate, or profit on expenditures without client's knowledge or consent. Fine for 1st time violation: \$500

Article 12: Failing to present a true picture in real estate communications and advertising. Fine for 1st time violation: \$250

Article 12: Failing to disclose status as real estate professional in advertising and other representations. Fine for 1st time violation: \$250

Article 12 (Standard of Practice 12-2): Failure to disclose potential to obtain a benefit from third party when REALTOR® represents their services as "free" or without cost. Fine for 1st time violation: \$250

Article 12 (Standard of Practice 12-4): Advertising property for sale/lease without authority of owner or listing broker. Fine for 1st time violation: \$500

Article 12 (Standard of Practice 12-5): Failing to disclose name of firm in advertisement for real estate services or listed property. Fine for 1st time violation: \$250

Article 12 (Standard of Practice 12-6): Failing to disclose status as both owner/landlord and REALTOR® or licensee when advertising property in which REALTOR® has ownership interest. Fine for 1st time violation: \$500

Article 12 (Standard of Practice 12-7): Falsely claiming to have "sold" property. Fine for 1st time violation: \$250

Article 12 (Standard of Practice 12-9): Failure to disclose firm name and state of licensure on REALTOR® firm website. Fine for 1st time violation: \$250

Article 12 (Standard of Practice 12-10): Misleading consumers through deceptive framing, manipulating content, deceptively diverting internet traffic, or presenting other's content without attribution or permission. Fine for 1st time violation: \$250

Article 12 (Standard of Practice 12-12): Registering or using of deceptive URL or domain name. Fine for 1st time violation: \$500

Article 12 (Standard of Practice 12-13): Representing that the REALTOR® has a designation, certification, or other credential they are not entitled to use. Fine for 1st time violation: \$500

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® failure to cooperate could result in an allegation of a violation of Article 14. Fine for 1st time violation: \$500



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Article 16 (Standard of Practice 16-16): Conditioning submission of a buyer's offer on additional compensation from a listing broker. Fine for 1st time violation: \$500

Article 16 (Standard of Practice 16-19): Placing for sale/lease sign on property without permission of seller/landlord. Fine for 1st time violation: \$250

Fines for citations shall be as follows:

1. For the first violation: as established above
2. For the second violation: as established above, plus \$500
3. For the third violation: as established above, plus \$750