

Citation Violation Form

Complainant:

I prefer to remain anonymous

Name

Company Name

Address

City State Zip

Phone Number

E-mail Address

Respondent:

Please note: This form must be filed at the Respondent's Member Association

Name

Company Name

Address

City State Zip

Phone Number

E-mail Address

Articles Alleged to be in violation:

- 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
- Article 3 (Standard of Practice 3-4):** Failing to disclose existence of dual or variable rate commission arrangements.
- Article 3 (Standard of Practice 3-6):** Failing to disclose existence of accepted offers, including offers with unresolved contingencies, to cooperating brokers.
- Article 3 (Standard of Practice 3-9):** Providing access to listed property on terms other than those established by the owner or the listing broker.
- Article 4:** Failure to provide written disclosure of REALTOR®'s interest in property being bought or sold.
- Article 5:** Providing professional service without disclosing interest in property.
- Article 6:** Accepting any commission, rebate, or profit on expenditures without client's knowledge or consent.
- Article 12:** Failing to present a true picture in real estate communications and advertising.
- Article 12:** Failing to disclose status as real estate professional in advertising and other representations.
- 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.
- Article 12 (Standard of Practice 12-4):** Advertising property for sale/lease without authority of owner or listing broker.
- Article 12 (Standard of Practice 12-5):** Failing to disclose name of firm in advertisement for real estate services or listed property.
- 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.
- Article 12 (Standard of Practice 12-7):** Falsely claiming to have "sold" property.
- Article 12 (Standard of Practice 12-9):** Failure to disclose firm name and state of licensure on REALTOR® firm website.
- 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.
- Article 12 (Standard of Practice 12-12):** Registering or using of deceptive URL or domain name.
- Article 12 (Standard of Practice 12-13):** Representing that the REALTOR® has a designation, certification, or other credential they are not entitled to use.
- 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.
- Article 16 (Standard of Practice 16-16):** Conditioning submission of a buyer's offer on additional compensation from a listing broker.
- Article 16 (Standard of Practice 16-19):** Placing for sale/lease sign on property without permission of seller/landlord.

Anonymous or

Complainant Signature

Date

Description of alleged violation:

[Empty box for description of alleged violation]

****Supporting evidence must be attached to this Citation Violation Form to process this Violation**

Please return this form, any additional narrative, and all supporting evidence to prostandards@nsbar.org or fax to [847/480-7362](tel:8474807362)

North Shore - Barrington Association of REALTORS®

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