

The Proceeds of Property in excess of specific selling price authorized, belong to the owner of the property and not to the broker, notwithstanding usage to the contrary. *Newcomer v. Brooks, supra.*

1888, ch. 495. P. L. L. (1888), Art. 4, sec. 659. 1918, ch. 493.

696. Any person, co-partnership or corporation who shall carry on the business of real estate broker, or who shall undertake to act as such real estate broker, by public advertisement, sign or otherwise, without such license first obtained, or who shall use or attempt to use the license of another with intent to evade the provisions of Sections 695 to 699B of this article shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be subject to and pay a fine or penalty of not less than two hundred (\$200.00) dollars nor more than five hundred (\$500.00) dollars for each offense, one-half thereof for the use of the State, and the other half thereof to be paid to the person that shall first prefer before the grand jury the charge against such offender; and any person, co-partnership or corporation, who shall directly or indirectly act as a real estate broker, or shall undertake the buying or selling of ground rents or other real estate, or of chattels real, or the leasing of real estate or chattels real, or the negotiation or sale of mortgage loans on real estate or chattels real or the collection of rents for others with a view to reward or compensation for such undertaking, shall be deemed to be carrying on the business of real estate broker within the meaning of said sections and be subject to the fines and penalties herein prescribed.

Coates v. Locust Point Co., 102 Md. 291. Walker v. Baldwin & Frick, 103 Md. 352.

1888, ch. 495. P. L. L. (1888), Art. 4, sec. 660. 1918, ch. 493.

697. If any person who has obtained such license shall die, or shall move from and cease to use and exercise the business of real estate broker in the City of Baltimore before the expiration of the term in said license specified, the benefit of said license for the unexpired term shall issue to and be continued in his legal representative or assignee, upon application to the proper clerk for that purpose, accompanied by the oath of the party applying, made before a Notary Public of this State, and endorsed on said license that the person to whom said license was originally granted is deceased, or has removed from and ceased to use or exercise the said business in the said City.

1888, ch. 495. P. L. L. (1888), Art. 4, sec. 661. 1918, ch. 493.

698. Upon said application and affidavit the clerk shall, by his endorsement on said license authorize such legal representative or assignee to use or exercise the business of such real estate broker in said City for the unexpired term in said license named.

1888, ch. 495. P. L. L. (1888), Art. 4, sec. 662. 1918, ch. 493.

699. No person, co-partnership, association or corporation, legal representative or assignee shall use or occupy at the same time more than one office or place of business for the transaction of his or their business as