

(k) Paying or receiving any rebate, profit, compensation or commission in violating this sub-title, or,

(l) Inducing any party to a contract, sale, or lease to break such contract for the purpose of substituting in lieu thereof a new contract with the same principal or a different principal, where such substitution is motivated by the personal gain of the licensee, or

(m) Forgery, embezzlement, obtaining money under false pretenses, larceny, extortion, conspiracy to defraud, or other like offense or offenses, and who has been convicted thereof in a court of competent jurisdiction of this or any other State, or,

(n) Guaranteeing, or having authorized or permitted any person to guarantee future profits which may result from the resale of real property, or,

(o) Soliciting, selling, or offering for sale real property by offering "free lots", or conducting lotteries, or contests, or offering prizes for the purpose of influencing a purchaser or prospective purchaser of real property, or,

(p) Negligence, or failure to disclose or to ascertain and disclose to any person with whom such licensee is dealing, any material fact, data, or information, concerning or relating to the property with which such licensee is dealing, which such licensee knew or should have known, or,

(q) Any act or conduct whether of the same or a different character than hereinabove specified, which constitutes or demonstrates bad faith, incompetency or untrustworthiness, or dishonest, fraudulent, or improper dealings.

(r) Any unlawful act or violation of any of the provisions of this sub-title by any licensee, shall not be cause for the suspension or revocation of a license of any employer, employee, salesman, partner, member or officer, associated with or employed by such licensee, unless it shall appear to the satisfaction of the Commission that said employer, employee, salesman, partner, member or officer had guilty knowledge thereof.

298. Hearings. The Commission shall, before denying an application for license, or before suspending or revoking any license, set the matter down for a hearing, and at least ten days prior to the date set for the hearing, it shall notify in writing the applicant, or license-holder of the charges made, and shall afford said applicant, or license-holder an opportunity to be heard in person or by counsel in reference thereto. Such written notice may be served by delivery of same personally to the applicant, or license-holder, or by mailing same by registered mail to the last known business address of such