

estate salesman, or any person who shall assume to act in either such capacity within this State, and shall have the power to suspend or revoke any license issued under the provisions of this sub-title, at any time where the licensee has by false or fraudulent representation obtained a license, or where the licensee in performing or attempting to perform any of the acts mentioned herein, is deemed to be guilty of:

[a] (b) Pursuing a continued and flagrant course of misrepresentation, or making of false promises directly or through agents or salesmen or advertising or otherwise, or

[b] (c) Using any contract form for the listing of property for sale, rent or exchange or any contract form for the sale, rent or exchange of property or any advertising matter which includes the name of any association or organization of which the licensee is not a member, or

[c] (d) **[Employing]** *Retaining the services of any person as a salesman on a purely temporary or single-deal basis as a means of evading the law regarding payment of commissions to non-licensed persons on some contemplated transaction, or*

[d] (e) Acting for more than one party in a transaction without the knowledge of all parties for whom he acts, or

[e] (f) Accepting a commission or valuable consideration as a real estate salesman for the performance of any of the acts specified in this subtitle from any person except **[his employer who must be a licensed real estate broker, or]** *the real estate broker named in his license, or*

[f] (g) Representating or attempting to represent **[a]** *any other real estate broker [other than the employer] as a real estate salesman without the express knowledge and consent of the [employer] broker named in his license, or*

[g] (h) Failing, within a reasonable time, to account for or to remit any moneys coming into his possession which belong to others, or *failing to promptly furnish a duplicate copy of all listing contracts to sell or rent property or of any lease or contract of sale, when prepared by the licensee, to all parties to any such contracts or leases, or failure of such licensee to retain a copy of such contracts (EXCEPT THAT NOTHING IN THIS SUB-SECTION SHALL BE CONSTRUED TO AUTHORIZE ANY SUCH BROKER OR SALESMAN PERSONALLY TO PREPARE ANY SUCH LEGAL PAPERS), or*

[h] (i) Disregard or violation of any provisions of this sub-title, or

[i] (j) Any misleading or untruthful advertising, **[or]** *including advertising property for sale or for rent as an agent or broker without disclosing in such advertising the name of the advertiser or the fact that he is an agent or broker, or where any such advertising is published over the name of a licensed real estate salesman, failure to disclose in such advertisement the name of the broker whom such salesman is licensed to represent, or*

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