

**[k]** (l) Soliciting or inducing any party to a contract, lease or agreement to break such contract for the purpose of substituting in lieu thereof a new contract, lease or agreement where such soliciting or inducing is motivated by anticipated personal gain by the licensee, or

**[l]** (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

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

**[n]** (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 *advertising offering "free appraisals" unless the advertiser is equipped and stands ready to appraise real estate for any person requesting such an appraisal, free of charge, regardless of the purpose for which such appraisal is requested, or accepting a listing contract to sell property unless such contract provides for a definite termination date without notice from either party, or the acceptance of any such listing contract which provides for a "net" return to the vendor, leaving the licensee free to sell the property at any price he can obtain in excess of the "net" price named by the vendor, or*

**[o]** (p) Revocation of the license of a non-resident of this State licensed under this sub-title by the Real Estate Commission of the State or District in which such non-resident licensee is a resident, provided the License Commission so revoking a license has certified such action to the Maryland Real Estate Commission, and in such cases the Maryland Real Estate Commission shall have the right to revoke the Maryland license without hearing as provided in Section 232.

**[p]** (q) Conviction by a Court of competent jurisdiction of any licensee under this sub-title of any act which constitutes a violation of this sub-title; and that upon certification of such conviction by the Court to the Maryland Real Estate Commission, the Commission shall have the right to revoke license without hearing.

**[q]** (r) 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

**[r]** (s) 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.

**[s]** (t) 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, employees, salesman, partner, member or officer, associated with or employed by such licensee] licensee with whom the offender is associated in any manner