OR LOCAL TRANSFER TAX SHALL BE SHARED EQUALLY BETWEEN THE GRANTOR AND GRANTEE. THIS SECTION DOES NOT APPLY TO MORTGAGES OR DEEDS OF TRUST.

REVISOR'S NOTE: This section presently appears as Art. 21, §14-104 of the Code. The only other changes are in style.

14-105. WHEN REAL ESTATE BROKER ENTITLED TO COMMISSION.

IN THE ABSENCE OF SPECIAL AGREEMENT TO THE CONTRARY, IF A REAL ESTATE BROKER EMPLOYED TO SELL, BUY, LEASE, OR OTHERWISE NEGOTIATE AN ESTATE, OR A MORTGAGE OR LOAN SECURED BY THE PROPERTY, PROCURES IN GOOD FAITH A PURCHASER, VENDOR, LESSOR, LESSEE, MORTGAGOR, MORTGAGEE, BORROWER, OR LENDER, AS THE CASE MAY BE, AND THE PERSON PROCURED IS ACCEPTED BY THE EMPLOYER AND ENTERS INTO A VALID, BINDING, AND ENFORCEABLE WRITTEN CONTRACT, IN TERMS ACCEPTABLE TO THE EMPLOYER, OF A SALE, PURCHASE, LEASE, MORTGAGE, LOAN, OR OTHER CONTRACT, AS THE CASE MAY BE, AND THE CONTRACT IS ACCEPTED BY THE EMPLOYER AND SIGNED BY HIM, THE BROKER IS DEEMED TO HAVE EARNED THE CUSTOMARY OR AGREED COMMISSION. HE HAS EARNED THE COMMISSION REGARDLESS OF WHETHER OR NOT THE CONTRACT ENTERED INTO IS PERFORMED, UNLESS THE PERFORMANCE OF THE CONTRACT IS PREVENTED, HINDERED, OR DELAYED BY ANY ACT OF THE BROKER.

REVISOR'S NOTE: This section presently appears as Art. 21, §14-105 of the Code. The only changes are in style.

14-106. ACCOUNTABILITY TO CO-TENANT FOR RENT RECEIVED FROM THIRD PARTY.

A TENANT IN COMMON OR A JOINT TENANT WHO RECEIVES RENT FROM A THIRD PARTY FOR THE USE AND ENJOYMENT OF THE PROPERTY, IS ACCOUNTABLE TO ANY CO-TENANT FOR THAT PORTION OF THE RENT OVER AND ABOVE HIS PROPORTIONATE SHARE.

REVISOR'S NOTE: This section presently appears as Art. 21, §14-106 of the Code. The only changes are in style.

14-107. PARTITION.

(A) DECREE OF PARTITION.

A CIRCUIT COURT MAY DECREE A PARTITION OF ANY PROPERTY, EITHER LEGAL OR EQUITABLE, ON THE BILL OR PETITION OF ANY JOINT TENANT, TENANT IN COMMON, PARCENER, OR CONCURRENT OWNER, WHETHER CLAIMING BY DESCENT OR PURCHASE. IF IT APPEARS THAT THE PROPERTY