

EFFECTIVE AUTOMATICALLY WITHOUT NOTICE FROM THE BUYER OR THE SELLER;

(11) ACCEPTS A LISTING CONTRACT TO SELL REAL PROPERTY THAT PROVIDES FOR A "NET" RETURN TO A SELLER AND LEAVES THE LICENSEE FREE TO SELL THE REAL PROPERTY AT ANY PRICE HIGHER THAN THE "NET" PRICE;

(12) KNOWINGLY SOLICITS A PARTY TO AN EXCLUSIVE LISTING CONTRACT WITH ANOTHER LICENSEE TO TERMINATE THAT CONTRACT AND ENTER A NEW CONTRACT WITH THE LICENSEE MAKING THE SOLICITATION;

(13) SOLICITS A PARTY TO A SALES CONTRACT, LEASE, OR AGREEMENT THAT WAS NEGOTIATED BY ANOTHER TO BREACH THE CONTRACT, LEASE, OR AGREEMENT FOR THE PURPOSE OF SUBSTITUTING A NEW CONTRACT, LEASE, OR AGREEMENT FOR WHICH THE LICENSEE MAKING THE SOLICITATION IS EITHER THE REAL ESTATE BROKER OR AN ASSOCIATE REAL ESTATE BROKER OR A REAL ESTATE SALESPERSON AFFILIATED WITH THE REAL ESTATE BROKER;

(14) FOR ANY TRANSACTION IN WHICH THE LICENSEE HAS SERVED AS OR ON BEHALF OF A REAL ESTATE BROKER, FAILS TO FURNISH PROMPTLY TO EACH PARTY TO THE TRANSACTION A COPY OF:

(I) THE LISTING CONTRACT TO SELL OR RENT REAL PROPERTY;

(II) THE CONTRACT OF SALE; OR

(III) THE LEASE AGREEMENT;

(15) FOR ANY TRANSACTION IN WHICH THE LICENSEE HAS SERVED AS OR ON BEHALF OF A REAL ESTATE BROKER, FAILS TO KEEP A COPY OF ANY EXECUTED:

(I) LISTING CONTRACT TO SELL OR RENT REAL PROPERTY;

(II) CONTRACT OF SALE; OR

(III) LEASE AGREEMENT;

(16) WHETHER OR NOT ACTING FOR MONETARY GAIN, KNOWINGLY INDUCES OR ATTEMPTS TO INDUCE A PERSON TO TRANSFER REAL ESTATE OR DISCOURAGES OR ATTEMPTS TO DISCOURAGE A PERSON FROM BUYING REAL ESTATE:

(I) BY MAKING REPRESENTATIONS REGARDING THE EXISTING OR POTENTIAL PROXIMITY OF REAL PROPERTY OWNED OR USED BY INDIVIDUALS OF A PARTICULAR RACE, COLOR, RELIGION, OR NATIONAL ORIGIN; OR