

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

(p) Revocation of the license of a nonresident of this State licensed under this subtitle by the real estate commission of the state or district in which such nonresident 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 § 225, or

(q) Conviction by a court of competent jurisdiction of any licensee under this subtitle of any act which constitutes a violation of this subtitle and that upon such final conviction and expiration of the period for appeal, the Commission shall have the right to revoke license without hearing, or

(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

(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; or a conviction for a crime involving an act of moral turpitude, or

(t) Any unlawful act or violation of any of the provisions of this subtitle by any licensee, shall not be cause for the suspension or revocation of a license of any licensee with whom the offender is associated in any manner whatsoever, unless it shall appear to the satisfaction of the Commission that the licensee or licensees with whom the offender is associated had actual knowledge of the violation or violations, or

(u) Violating any provision of a regulation or of the code of ethics theretofore adopted by the Commission, or

(v) Knowingly inducing or attempting to induce another person to transfer an interest in real property located in developed or high density areas as defined by the Commission, whether or not acting for monetary gain, or discouraging another person from purchasing real property, by representations regarding the existing or potential proximity of real property owned, used, or occupied by persons of any particular race, color, religion, or national origin, or representing that the