

ASSOCIATE REAL ESTATE BROKER OR THE REAL ESTATE SALESPERSON IS AFFILIATED;

(6) ACTS OR ATTEMPTS TO ACT FOR MORE THAN 1 PARTY IN A TRANSACTION WITHOUT THE KNOWLEDGE AND CONSENT OF ALL PARTIES FOR WHOM THE LICENSEE ACTS;

(7) RETAINS OR ATTEMPTS TO RETAIN THE SERVICES OF ANY UNLICENSED INDIVIDUAL AS AN ASSOCIATE REAL ESTATE BROKER OR A REAL ESTATE SALESPERSON TO EVADE THE LAW PROHIBITING PAYMENT OF A COMMISSION TO AN UNLICENSED INDIVIDUAL;

(8) GUARANTEES OR AUTHORIZES OR ALLOWS ANOTHER PERSON TO GUARANTEE FUTURE PROFITS FROM THE RESALE OF REAL PROPERTY;

(9) SOLICITS, SELLS, OR OFFERS TO SELL REAL PROPERTY, SO AS TO INFLUENCE OR ATTEMPT TO INFLUENCE A PROSPECTIVE PARTY TO THE SALE OF REAL PROPERTY, BY:

(I) OFFERING A PRIZE OR A FREE LOT;

(II) CONDUCTING A LOTTERY OR CONTEST; OR

(III) ADVERTISING "FREE APPRAISALS", UNLESS THE ADVERTISER IS PREPARED TO APPRAISE THE REAL ESTATE FREE OF CHARGE FOR ANY PERSON, REGARDLESS OF THE PURPOSE FOR WHICH THE PERSON REQUESTS THE APPRAISAL;

(10) ACCEPTS A LISTING CONTRACT TO SELL REAL PROPERTY THAT FAILS TO PROVIDE A DEFINITE TERMINATION DATE THAT IS 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: