

(E) "NONRESIDENT REAL ESTATE SALESPERSON" MEANS AN INDIVIDUAL WHO IS NOT LICENSED UNDER SUBTITLE 3 OF THIS TITLE BUT IS LICENSED TO PROVIDE REAL ESTATE BROKERAGE SERVICES AND IS AFFILIATED WITH A NONRESIDENT REAL ESTATE BROKER.

17-537.

(A) A NONRESIDENT REAL ESTATE BROKER MAY ENGAGE IN A TRANSACTION UNDER THIS TITLE WITH RESPECT TO COMMERCIAL REAL ESTATE LOCATED IN THIS STATE AND RECEIVE COMPENSATION PROVIDED THE NONRESIDENT REAL ESTATE BROKER:

(1) PROVIDES REAL ESTATE BROKERAGE SERVICES THROUGH A REAL ESTATE BROKER LICENSED UNDER THIS TITLE;

(2) ENTERS INTO A WRITTEN AGREEMENT WITH A LICENSED REAL ESTATE BROKER IN THIS STATE WHICH:

(I) SPECIFIES THE TERMS OF COOPERATION AND COMPENSATION AND INCLUDES A STATEMENT BY THE NONRESIDENT REAL ESTATE BROKER THAT THE NONRESIDENT REAL ESTATE BROKER AND THE NONRESIDENT REAL ESTATE SALESPERSONS LICENSED AND AFFILIATED WITH THE NONRESIDENT REAL ESTATE BROKER WILL BOTH ADHERE TO THE LAWS OF THIS STATE AND THIS TITLE; AND

(II) ALLOCATES THE RESPONSIBILITY FOR THE ACTIONS OF THE NONRESIDENT REAL ESTATE BROKER IN THE TRANSACTION; AND

(3) COMPLIES WITH THE REQUIREMENTS OF SUBSECTION (B) OF THIS SECTION.

(B) BEFORE A NONRESIDENT REAL ESTATE BROKER MAY PROVIDE REAL ESTATE BROKERAGE SERVICES IN THIS STATE, THE NONRESIDENT REAL ESTATE BROKER SHALL MAKE WRITTEN APPLICATION TO THE COMMISSION INCLUDING:

(1) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE NONRESIDENT REAL ESTATE BROKER;

(2) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE BUSINESS ENTITY THROUGH WHICH THE NONRESIDENT REAL ESTATE BROKER PROVIDES REAL ESTATE BROKERAGE SERVICES;

(3) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF EACH NONRESIDENT REAL ESTATE SALESPERSON WHO WILL OFFER OR PROVIDE REAL ESTATE BROKERAGE SERVICES IN THIS STATE ON BEHALF OF THE NONRESIDENT REAL ESTATE BROKER;

(4) A COPY OF THE AGREEMENT REQUIRED BY SUBSECTION (A) OF THIS SECTION;

(5) WRITTEN EVIDENCE THAT THE NONRESIDENT REAL ESTATE BROKER AND EACH NONRESIDENT REAL ESTATE SALESPERSON LISTED UNDER PARAGRAPH (3) OF THIS SUBSECTION, ARE DULY LICENSED IN ANOTHER JURISDICTION, AND THAT THE LICENSE IS VALID, CURRENT, AND ACTIVE;