

~~(H) ALL APPLICABLE FEDERAL, STATE, AND LOCAL FAIR HOUSING LAWS AND REGULATIONS; AND~~

~~(HH) ALL OTHER APPLICABLE LAWS AND REGULATIONS;~~

(A) IN THIS SECTION, "CLIENT" INCLUDES A PROSPECTIVE BUYER OR LESSEE UNDER A PRESUMED BUYER'S AGENCY RELATIONSHIP OR A PRESUMED LESSEE'S AGENCY RELATIONSHIP AS DESCRIBED IN § 12-533 OF THIS SUBTITLE.

(B) A LICENSEE SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION WHEN PROVIDING REAL ESTATE BROKERAGE SERVICES.

(C) (1) A LICENSEE SHALL:

(I) ACT IN ACCORDANCE WITH THE TERMS OF THE BROKERAGE AGREEMENT;

(II) PROMOTE THE INTERESTS OF THE CLIENT BY:

1. SEEKING A SALE OR LEASE OF REAL ESTATE AT A PRICE OR RENT SPECIFIED IN THE BROKERAGE AGREEMENT OR AT A PRICE OR RENT ACCEPTABLE TO THE CLIENT;

2. SEEKING A SALE OR LEASE OF REAL ESTATE ON TERMS SPECIFIED IN THE BROKERAGE AGREEMENT OR ON TERMS ACCEPTABLE TO THE CLIENT; AND

3. UNLESS OTHERWISE SPECIFIED IN THE BROKERAGE AGREEMENT, PRESENTING IN A TIMELY MANNER ALL WRITTEN OFFERS OR COUNTEROFFERS TO AND FROM THE CLIENT, EVEN IF THE REAL ESTATE IS SUBJECT TO AN EXISTING CONTRACT OF SALE OR LEASE;

(III) DISCLOSE TO THE CLIENT ALL MATERIAL FACTS AS REQUIRED UNDER § 17-322 OF THIS SUBTITLE;

(IV) TREAT ALL PARTIES TO THE TRANSACTION HONESTLY AND FAIRLY AND ANSWER ALL QUESTIONS TRUTHFULLY;

(V) IN A TIMELY MANNER ACCOUNT FOR ALL TRUST MONEY RECEIVED;

(VI) EXERCISE REASONABLE CARE AND DILIGENCE; AND

(VII) COMPLY WITH ALL:

1. REQUIREMENTS OF THIS TITLE;

2. APPLICABLE FEDERAL, STATE, AND LOCAL FAIR HOUSING LAWS AND REGULATIONS; AND

3. OTHER APPLICABLE LAWS AND REGULATIONS.

(2) UNLESS THE CLIENT CONSENTS IN WRITING TO THE DISCLOSURE, A LICENSEE MAY NOT DISCLOSE CONFIDENTIAL INFORMATION RECEIVED FROM OR