

ABOUT A CLIENT TO ANY OTHER PARTY OR LICENSEE ACTING AS THE AGENT OF THAT PARTY OR OTHER REPRESENTATIVE OF THAT PARTY.

(3) UNLESS THE CLIENT TO WHOM THE CONFIDENTIAL INFORMATION RELATES CONSENTS IN WRITING TO A DISCLOSURE OF THAT CONFIDENTIAL INFORMATION, A LICENSEE WHO RECEIVES CONFIDENTIAL INFORMATION FROM OR ABOUT THE LICENSEE'S OWN PAST OR PRESENT CLIENT OR A PAST OR PRESENT CLIENT OF THE LICENSEE'S BROKER MAY NOT DISCLOSE THAT INFORMATION TO:

- (I) ANY OF THE LICENSEE'S OTHER CLIENTS;
- (II) ANY OF THE CLIENTS OF THE LICENSEE'S BROKER;
- (III) ANY OTHER PARTY;
- (IV) ANY LICENSEE ACTING AS AN AGENT FOR ANOTHER PARTY; OR
- (V) ANY REPRESENTATIVE OF ANOTHER PARTY.

(4) UNLESS OTHERWISE SPECIFIED IN THE BROKERAGE AGREEMENT, A LICENSEE IS NOT REQUIRED TO SEEK ADDITIONAL OFFERS TO PURCHASE OR LEASE REAL ESTATE WHILE THE REAL ESTATE IS SUBJECT TO AN EXISTING CONTRACT OF SALE OR LEASE.

(5) AN INTRA-COMPANY AGENT MAY DISCLOSE CONFIDENTIAL INFORMATION TO THE BROKER OR DUAL AGENT FOR WHOM THE INTRACOMPANY AGENT WORKS BUT THE BROKER OR DUAL AGENT MAY NOT DISCLOSE THAT CONFIDENTIAL INFORMATION TO THE OTHER PARTY OR THE INTRACOMPANY AGENT FOR THE OTHER PARTY, AS PROVIDED IN § 17-530(D).

~~(12)~~ (D) AN AGENT A LICENSEE DOES NOT BREACH ANY DUTY OR OBLIGATION TO THE CLIENT BY:

(I) SHOWING OTHER AVAILABLE PROPERTIES TO PROSPECTIVE BUYERS OR LESSEES;

(II) REPRESENTING OTHER CLIENTS WHO HAVE OR ARE LOOKING FOR SIMILAR PROPERTIES FOR SALE OR LEASE;

(III) REPRESENTING OTHER SELLERS OR LESSORS WHO HAVE SIMILAR PROPERTIES TO THAT SOUGHT BY THE BUYER OR LESSEE; AND

(IV) SHOWING THE BUYER OTHER AVAILABLE PROPERTIES.

~~(B)~~ (E) THIS TITLE DOES NOT LIMIT IN ANY WAY THE PROVISIONS OF THE MARYLAND RESIDENTIAL PROPERTY DISCLOSURE ACT UNDER THE APPLICABILITY OF § 10-702 OF THE REAL PROPERTY ARTICLE.

~~(C)~~ (F) THE STANDARD DUTIES SPECIFIED IN REQUIREMENTS OF THIS SECTION ARE IN ADDITION TO ANY OTHER DUTIES REQUIRED OF THE AGENT BY LAW THAT ARE NOT INCONSISTENT WITH THESE DUTIES.

~~(D)~~ (G) THE STANDARD DUTIES SPECIFIED IN THIS SECTION MAY NOT BE WAIVED OR MODIFIED.