

~~(E)~~ (H) A LICENSEE WHO PERFORMS MINISTERIAL ACTS FOR A PERSON MAY NOT BE CONSTRUED TO:

(1) VIOLATE THE LICENSEE'S DUTIES TO THE CLIENT, PROVIDED THAT THE CLIENT HAS CONSENTED IN THE BROKERAGE AGREEMENT TO THE LICENSEE'S PROVISION OF MINISTERIAL ACTS; OR

(2) FORM AN AGENCY RELATIONSHIP BETWEEN THE LICENSEE AND ~~THE OTHER PERSON~~ THE PERSON FOR WHOM THE MINISTERIAL ACTS ARE PERFORMED.

~~17-535.~~ 17-533.

(A) ~~AN AGENT A LICENSEE~~ WHO ~~(4)~~ ASSISTS A PROSPECTIVE BUYER OR LESSEE IN LOCATING RESIDENTIAL REAL ESTATE FOR PURCHASE OR LEASE AND ~~(2)~~ IS NOT IS NEITHER AFFILIATED WITH ~~OR IS NOT~~ NOR ACTING AS THE LISTING REAL ESTATE BROKER FOR ANY REAL ESTATE SHOWN OR LOCATED, IS PRESUMED TO BE ACTING AS THE BUYER'S OR LESSEE'S AGENT REPRESENTING THE BUYER OR LESSEE UNLESS EITHER THE ~~AGENT~~ LICENSEE OR THE BUYER OR LESSEE EXPRESSLY DECLINES TO HAVE THE ~~AGENT~~ LICENSEE ACT AS A BUYER'S OR LESSEE'S AGENT.

(B) A PRESUMED BUYER'S OR LESSEE'S AGENCY RELATIONSHIP SHALL BE TERMINATED IF:

(1) EITHER THE ~~BUYER/LESSEE~~ BUYER, LESSEE, OR ~~AGENT~~ LICENSEE EXPRESSLY STATES ~~THAT THEY A~~ WISH TO TERMINATE THE PRESUMED AGENCY RELATIONSHIP; OR

(2) ~~THE BUYER/LESSEE AND THE AGENT ENTER INTO A WRITTEN AGENCY AGREEMENT~~ LICENSEE AND EITHER THE BUYER OR THE LESSEE ENTER INTO A BROKERAGE AGREEMENT.

(C) THE BUYER OR LESSEE ~~MAY DOES~~ NOT HAVE AN OBLIGATION TO CONTINUE TO WORK WITH THE ~~AGENT~~ LICENSEE OR TO PAY THE ~~AGENT~~ LICENSEE WHILE ACTING UNDER A PRESUMED ~~BUYER'S~~ AGENCY RELATIONSHIP.

(D) A LICENSEE WHO IS ACTING AS A PRESUMED BUYER'S OR LESSEE'S AGENT MAY SHOW AND ASSIST THE BUYER OR LESSEE ONLY ON REAL ESTATE THAT IS NOT LISTED BY THE ~~AGENTS BROKER~~ BROKER OF THAT LICENSEE.

(E) BEFORE THE ~~AGENT~~ LICENSEE MAY SHOW OR ASSIST THE BUYER OR LESSEE IN LOCATING REAL ESTATE LISTED FOR SALE BY THE BROKER WITH WHOM THE ~~AGENT~~ LICENSEE IS AFFILIATED, THE ~~AGENT~~ LICENSEE SHALL DISCLOSE TO THE PROSPECTIVE BUYER OR LESSEE THAT THE ~~AGENT~~ LICENSEE REPRESENTS THE SELLER OR LESSOR FOR THAT REAL ESTATE AS PROVIDED IN ~~§ 17-532(B)~~ § 17-530(B) OF THIS SUBTITLE.

(F) ~~AN AGENT A LICENSEE~~ MAY REPRESENT THE PROSPECTIVE BUYER OR LESSEE FOR SUCH REAL ESTATE AS AN INTRA-COMPANY AGENT PROVIDED THAT:

(1) THE ~~AGENT~~ LICENSEE HAS EXECUTED A WRITTEN CONSENT FOR DUAL AGENCY AGREEMENT; AND