

- (i) written in a clear and coherent manner using words with common and everyday meanings;
- (ii) appropriately divided and captioned by their various sections; and
- (iii) printed in at least 10 point type.

17-532.

(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 § 17-533 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 title;

(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: