

(a) A person may not induce or attempt to induce a homeowner to waive the homeowner's rights under this subtitle.

(b) Any waiver by a homeowner of the provisions of this subtitle is void and unenforceable as contrary to public policy.

7-318.1.

**IT IS A VIOLATION OF THIS SUBTITLE IF A FORECLOSURE CONSULTANT:**

**(1) FAILS TO OBTAIN A REAL ESTATE BROKER'S LICENSE AS REQUIRED UNDER § 7- 308 OF THIS SUBTITLE; OR**

**(2) VIOLATES ANY PROVISION OF TITLE 17 OF THE BUSINESS OCCUPATIONS AND PROFESSIONS ARTICLE.**

7-319.

(a) The Attorney General **OR THE COMMISSIONER** may seek an injunction to prohibit a person who has engaged or is engaging in a violation of this subtitle from engaging or continuing to engage in the violation.

(b) The court may enter any order or judgment necessary to:

(1) Prevent the use by a person of any prohibited practice;

(2) Restore to a person any money or real or personal property acquired from the person by means of any prohibited practice; or

(3) Appoint a receiver in case of willful violation of this title.

(c) In any action brought by the Attorney General **OR THE COMMISSIONER** under this section, the Attorney General **OR THE COMMISSIONER** is entitled to recover the costs of the action for the use of the State.

**(D) A VIOLATION OF THIS SUBTITLE IS AN UNFAIR OR DECEPTIVE TRADE PRACTICE WITHIN THE MEANING OF TITLE 13 OF THE COMMERCIAL LAW ARTICLE AND IS SUBJECT TO THE ENFORCEMENT AND PENALTY PROVISIONS CONTAINED IN TITLE 13 OF THE COMMERCIAL LAW ARTICLE.**

7-320.