

DISCIPLINARY COMPLAINT
ASSOCIATION OF REALTORS®

For Association Use Only Case No. _____ Complaint Received: _____, 20____

1. I (we), the undersigned complainant(s), hereby allege that the following persons have engaged in conduct subject to disciplinary action by the Association:

RESPONDENT(S):

RESPONDENT(S):

(1) _____

Name (Type or Print) _____

Firm _____

BRE Number _____

Street Address _____

City, State, Zip _____

(2) _____

Name (Type or Print) _____

Firm _____

BRE Number _____

Street Address _____

City, State, Zip _____

(3) _____

Name of Manager (Type or Print) _____

Firm _____

BRE Number _____

Street Address _____

City, State, Zip _____

(4) _____

Name (Type or Print) _____

Firm _____

BRE Number _____

Street Address _____

City, State, Zip _____

2. The above named respondent (s) have violated the following:

Code of Ethics violations:

Article 1: REALTORS® owe a fiduciary duty to their clients.

Article 2: REALTORS® must avoid concealment of pertinent facts.

Article 3: REALTORS® must cooperate with other brokers.

Article 4: REALTORS® must disclose any interest they have in a property they are buying or selling.

Article 5: REALTORS® must disclose any contemplated interest they have in property for which they are providing professional services.

Article 6: REALTORS® cannot accept profit on expenditures made for their client or recommendations to their client without disclosure.

Article 7: REALTORS® must disclose and obtain consent to accept compensation from more than one party.

Article 8: REALTORS® must keep a trust account for clients' funds.

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Article 9: REALTORS® must ensure that all agreements are in writing and clear.

Article 10: REALTORS® must not discriminate in their business on the basis of race, color, religion, sex, handicap, familial status or native origin.

Article 11: REALTORS® must provide competent service.

Article 12: REALTORS® must be honest in their real estate communications and present a true picture in advertising.

Article 13: REALTORS® must not engage in the unauthorized practice of law.

Article 14: REALTORS® must cooperate in professional standards proceedings.

Article 15: REALTORS® must not knowingly or recklessly make false or misleading statements about competitors.

Article 16: REALTORS® must not interfere with the exclusive representation agreements of other REALTORS®.

Article 17; REALTORS® must arbitrate contractual disputes and certain non-contractual disputes arising out of the real estate business.

Section(s) _____ of the MLS Rules and Regulations

Other membership duty as set forth in the bylaws of the Association (specify):

3. The facts and circumstances supporting the above allegation(s) are detailed in the attached statement marked "Exhibit 1," which is hereby incorporated by reference and made part of this complaint.
4. I am informed that the named respondent(s) are current REALTOR® members of the Association and/or participants/subscribers in the MLS or that the property at issue is located within the jurisdiction of this Association.
5. Date of knowledge of alleged misconduct is _____. This complaint, meeting all filing requirements, must be filed within 180 calendar days after the facts constituting alleged misconduct could have been known in the exercise of reasonable diligence **or one hundred eighty (180) days after the conclusion of the transaction, or event, whichever is later.**
6. Are the circumstances giving rise to this complaint, or the respondents in this case, involved in a civil or criminal proceeding or in any proceeding before a governmental agency?
YES _____ NO _____ If you answered yes, please attach a written statement of explanation.
7. Have you filed, or do you plan to file a similar or related complaint with another Association of REALTORS®?
YES _____ NO _____ If you answered yes, please attach a written statement of explanation.
8. I understand there will be a recording of any full disciplinary hearing. I understand that the recording is subject to the rules of confidentiality and is made solely for the purpose of a Review by the Association Board of Directors, if one is requested.
9. I will be represented by an attorney, whose name, address, telephone number, **and email address** are:

10. I agree to abide by the rules and procedures used by this Association to conduct disciplinary hearings. I understand that the proceedings regarding this matter will be kept confidential and that I have an obligation to maintain and protect this confidentiality.

Under the penalties of perjury, I declare that to the best of my knowledge and belief my allegations in this complaint are true and correct.

Dated: _____ **at** _____, **California**

COMPLAINANT(S):

COMPLAINANT(S):

(1) _____

Signature

Name (Type or Print)

Firm

Street Address

City, State, Zip

Phone

email

(3) _____

Signature

Name (Type or Print)

Firm

Street Address

City, State, Zip

Phone

email

(2) _____
Signature

Name (Type or Print)

Firm

Street Address

City, State, Zip

Phone _____ email

(4) _____
Signature

Name (Type or Print)

Firm

Street Address

City, State, Zip

Phone _____ email
