

For Association Use Only

## DISCIPLINARY COMPLAINT SANTA CRUZ COUNTY ASSOCIATION OF REALTORS®

1. I (we), the undersigned complainant(s), hereby allege that the following persons have engaged in conduct subject to disciplinary action by the Association:					
<b>RESPONDENT(S):</b>	<b>RESPONDENT(S):</b>				
(1)Name	(3) Name				
Name (Type or Print)	Name (Type or Print)				
Firm	Firm				
DRE Number	DRE Number				
Street Address	Street Address				
City, State, Zip	City, State, Zip				
(2)	(4)				
Name (Type or Print)	Name (Type or Print)				
Firm	Firm				
DRE Number	DRE Number				
Street Address	Street Address				
City, State, Zip	City, State, Zip				

Co	ae c	of Etnics 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 $^{\otimes}$ must disclose and obtain consent to accept compensation from more than one party.
		Article 8: REALTORS® must keep a trust account for clients' funds.
		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 $^{\text{@}}$ must not interfere with the exclusive representation agreements of other REALTORS $^{\text{@}}$ .
		Article 17; REALTORS® must arbitrate contractual disputes and certain non-contractual disputes arising out of the real estate business.
		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 $^{\textcircled{\$}}$ members of the Association 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.

			his complaint, or the respondents in this case, involved in a proceeding before a governmental agency?			
					statement of explanation.	
7.	Have you filed, or do you plan to file a similar or related complaint with another Association of REALTORS®?					
		Ю	If you answered ye	s, please attach a written	statement of explanation.	
8. I understand there will be a recording of any full disciplinary hearing. I understand that recording is subject to the rules of confidentiality and is made solely for the purpose of by the Association Board of Directors, if one is requested.						
€.	I will be represented by an attorney, whose are:			me, address, telephone n	umber, and email address	
10.				sed by this Association to garding this matter will b	conduct disciplinary e kept confidential and that	
	I have an obliga	tion to	maintain and protect th	is confidentiality	-	
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(2)Signature	(4) Signature		
Name (Type or Print)	Name (Type or Print)		
DRE Number (if applicable)	DRE Number (if applicable)		
Firm (if applicable)	Firm (if applicable)		
Street Address	Street Address		
City, State, Zip	City, State, Zip		
Phone email	Phone email		