

SECTION 81-885.24(15) - SOLICITING LISTING WHEN OWNER HAS AN EXCLUSIVE AGREEMENT

VIOLATION	COMPLAINT	DATE OF ORDER	PENALTY
<p>Section 81-885.24(13) by inducing owners of property he was managing under the employ of Complainant to break their management agreement and to sign new management agreements with him when he terminated his employment; 81-885.24(14) by mailing letters to all owners of property he was managing while in the employ of Complainant, he negotiated directly with said owners knowing that said owners were under contract with his employing Broker; 81-885.24(15) by mailing letters to all owners of property, he solicited discussions with said owners that he would accept property management agreements in the future; and 81-885.24(22) by stating, in letters sent to property owners, that Complainant's company would not have anyone to manage their property when he left their employ, nor have any maintenance capacity, thereby making substantial misrepresentations.</p>	<p>93-010 - Multi Vest Realty Company, Inc. vs. Donald Thompson</p>	<p>July 2, 1993</p>	<p>Suspend 180 days with last 90 days stayed and served on probation.</p>
