





# EXCLUSIVE AUTHORIZATION AND RIGHT TO SELL, EXCHANGE OR LEASE BROKERAGE LISTING AGREEMENT (ER)

1 **1. EXCLUSIVE RIGHT TO SELL:** I/We, Robert Prasad ("Seller")  
2 hereby employs and grants New Homes Research ("Broker") the exclusive and irrevocable  
3 (Company Name)  
4 right, commencing on 10/23/2011, and expiring on 05/31/2012, to sell, lease or exchange the Real  
5 Property located in the City of Las Vegas, County of Clark, Nevada, APN  
6 #: 161-08-211-012 commonly known as: 4396 Vegas Valley Dr.  
7 \_\_\_\_\_ ("the Property").  
8

9 **2. TERMS OF SALE:** The listing price shall be \$ 88,500.00, terms available:  
10 Cash  CONV \_\_\_\_\_ FHA \_\_\_\_\_ Lease \_\_\_\_\_ VA \_\_\_\_\_ Lease Option \_\_\_\_\_  
11 Owner Will Carry \_\_\_\_\_ Other \_\_\_\_\_  
12 (Note: If the Property is offered for lease, then the term "Seller" used in this Agreement includes  
13 "Landlord" as applicable.)  
14

15 **3. PROPERTY OFFERED FOR SALE:** The listing price noted above includes the Property and all  
16 improvements and fixtures permanently affixed and installed.

17 a. The following items of Personal Property are **included** in the above price and shall be conveyed  
18 unencumbered in escrow by a valid bill of sale: NONE  
19 \_\_\_\_\_  
20 \_\_\_\_\_

21 b. The following items of Personal Property are **excluded** from the above price and not included in the  
22 sale: NONE  
23 \_\_\_\_\_  
24 \_\_\_\_\_

25  
26  
27 **4. TITLE INSURANCE:** Seller agrees to provide Buyer with a policy of title insurance in the amount of the  
28 selling price.  
29

30 **5. COMPENSATION TO BROKER:** Compensation is solely a matter of negotiation between Broker and Seller  
31 and is not fixed, suggested, controlled or recommended by GLVAR, MLS or any other person not a party to this  
32 to this Agreement. Seller agrees to pay Broker as compensation for services:  
33

34 **IF A SALE:** 6.000 % of the gross selling price of the Property  
35  AND /  OR \$ n/a (flat fee amount). Seller acknowledges that Broker will offer 3.000 %  
36 or \$ n/a to the cooperating broker who is the procuring cause of the sale. Seller acknowledges that offers of  
37 cooperative compensation are between brokers and are not negotiable between the Seller and Buyer.  
38

39 **IF A LEASE:** n/a % of the total rental agreed to be paid by lessee  
40  AND /  OR \$ n/a (flat fee amount). If leased, Broker agrees to pay n/a % or \$ n/a  
41 to the cooperating broker who is the procuring cause of the lease. Seller acknowledges that offers of cooperative  
42 compensation are between brokers and are not negotiable between the Seller and Buyer.

**Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.**

SELLER(S) INITIALS: \_\_\_\_\_ / \_\_\_\_\_

43 **Compensation shall be due:**

44 a. if the Property is sold or leased by Broker, or through any other person including Seller, on the above  
45 terms or any other price and terms acceptable to Seller during the above time period or any extension of said time  
46 period;

47 b. if the Property is transferred, conveyed, leased, rented, or made unmarketable by a voluntary act of  
48 Seller without the consent of Broker, during the time period or any extension of said time period;

49 c. if within 90 calendar days of the final termination, including extensions, of this Agreement,  
50 the Property is sold, conveyed, or otherwise transferred to anyone with whom the Broker has had negotiations or  
51 to whom the Property was shown prior to the final termination. This section (c) shall not apply if Seller enters  
52 into a valid Brokerage Listing Agreement with another licensed real estate Broker after the final termination of  
53 this Exclusive Brokerage Listing Agreement.

54 In the event of an exchange, permission is hereby given to the Broker to represent such parties as Broker may  
55 deem appropriate and collect compensation from them provided that there is full disclosure to all parties. If  
56 completion of sale is prevented by default of Seller, or the refusal of Seller to accept an offer in accordance with  
57 the price and terms of this Agreement, then upon event, Broker is authorized to take any action reasonably  
58 necessary to collect said commission. If completion of sale is prevented by a party to the transaction other than  
59 Seller, Broker may collect its commission only if and when Seller collects damages by suit or otherwise, and then  
60 in an amount not less than one-half of the damages recovered, but not to exceed the above compensation after first  
61 deducting title expenses, escrow expenses and the expenses of collections if any. Broker is authorized to  
62 cooperate and divide with other brokers the above compensation in any manner acceptable to Broker. Seller  
63 hereby irrevocably assigns to Broker the funds and proceeds of Seller in escrow equal to the above compensation.  
64 In the event any sum of money due under this Agreement remains unpaid for a period of thirty (30) days, such  
65 sum shall bear interest at the rate of ( 12.000 ) percent per annum from the due date until paid.

66  
67 **6. DEPOSIT:** Broker is authorized to accept on Seller's behalf a deposit to be applied toward purchase price or  
68 lease.

69  
70 **7. AGENCY RELATIONSHIP:**

71 a. Broker warrants that he holds a current, valid Nevada real estate license. Broker shall act as the agent of  
72 the Seller and may also assign or designate a licensee of the Broker who shall act as the representative of the  
73 seller in any resulting transaction.

74 b. Depending upon the circumstances, it may be necessary or appropriate for the designated licensee to  
75 act as agent for both Seller and Buyer, exchange parties, or one or more additional parties. If applicable, Broker  
76 and the designated licensee shall disclose to Seller any election to act as an agent representing more than one  
77 party and obtain the written Consent To Act Form signed by all parties to the transaction.

78 c. Broker may also have licensees in its company who are agents of the Buyer who may show and  
79 negotiate an offer to purchase Seller's Property. In this event the licensees that represent the Buyer will only  
80 represent the Buyer in the transaction with all duties owed to the Buyer and not the Seller. This, therefore, does  
81 not require a Consent To Act Form.

82  
83 **8. REQUIRED DISCLOSURES:**

84 a. Unless exempt under NRS chapter 113, Seller shall truthfully complete and sign a Seller's Real  
85 Property Disclosure Statement concerning the condition of the Property. Seller shall update the Seller's Real  
86 Property Disclosure as necessary.

87 b. If the Property is or has been the subject of a construction defect claim, whether litigated or not, Seller  
88 shall provide the disclosure required by NRS 40.688.

89 c. If the Property was built prior to 1978, Seller shall complete the Disclosure of Information on Lead-  
90 Based Paint Hazards in accordance with Federal Regulations.

91 d. Seller acknowledges receipt of the Residential Disclosure Guide: **Seller Initials** [      ] [      ]

**Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.**

SELLER(S) INITIALS: \_\_\_\_\_ / \_\_\_\_\_

92 **9. SELLER'S INDEMNIFICATION:** Seller agrees to save, defend, and hold Broker harmless from all claims,  
93 disputes, litigation, and/or judgments arising from any incorrect information supplied by Seller or from any  
94 material facts which Seller fails to disclose.

96 **10. FAIR HOUSING:** Broker shall offer the Property for sale or lease without regard to race, color, sex, creed,  
97 religion, national origin, handicap, or familial status in compliance with federal, state, and local anti-  
98 discrimination laws.

100 **11. COMMON INTEREST COMMUNITY:** The Property \_\_\_\_\_ is -OR-  is not located within a  
101 Common Interest Community (CIC). If yes, please complete the following:

102 Name of CIC(s): n/a

103 Telephone: \_\_\_\_\_ Dues: \_\_\_\_\_ payable  monthly -OR-  quarterly

104 Seller  is -OR-  is not current on all dues and assessments.

105 Name of CIC(s): \_\_\_\_\_

106 Telephone: \_\_\_\_\_ Dues: \_\_\_\_\_ payable  monthly -OR-  quarterly

107 Seller  is -OR-  is not current on all dues and assessments.

108 If the Property is located within a CIC, Seller acknowledges and agrees to obtain (at Seller's own expense) and/or  
109 provide the information required by NRS 116.4109 and 116.41095 to Broker for delivery to Buyer.

111 **12. SPECIAL ASSESSMENTS:** The Property \_\_\_\_\_ is -OR-  is not subject to special government  
112 assessments, such as SID and LID. (For information, please go to [www.accessclarkcounty.com/treasurer](http://www.accessclarkcounty.com/treasurer).)

113 If yes, please complete the following:

114 Balance remaining: n/a

115 Payment amount: n/a

117 **13. SIGN:** Seller authorizes Broker to install a FOR SALE/LEASE sign on the Property.

119 **14. KEYBOX:** Seller  does -OR-  does not authorize Broker to install a keybox in connection with the  
120 showing of the Property. Seller acknowledges that they have been advised that:

121 a. The purpose and function of the keybox is to permit access to the interior of the Property by all  
122 members of GLVAR's MLS, including certified/licensed appraisers;

123 b. Seller should safeguard Personal Property and valuables located within the Property;

124 c. It is not a requirement of the GLVAR's MLS for a Seller to allow the use of a keybox;

125 d. Where a tenant occupies the Property, the tenant's consent is also required, which shall be obtained by  
126 the Seller or his Property Manager;

127 e. Neither the listing nor selling Broker nor the GLVAR is an insurer against the loss of Personal  
128 Property. Seller hereby releases Broker and the GLVAR from any responsibility relating to the keybox.

130 **15. RENT/LEASE:** The Property \_\_\_\_\_ is -OR-  is not currently occupied by a Tenant. The Property is  
131 subject to a management agreement with: (name of Property Manager and phone  
132 number): n/a. If the Property is a single

133 family unit, Seller agrees to not rent or lease the Property during the term of this Agreement without fourteen (14)  
134 days prior written notice to Broker.

136 **16. TAX WITHHOLDING:** Seller agrees to perform any act reasonably necessary to carry out the provisions of  
137 the Foreign Investment in Real Property Tax Act (FIRPTA) (Internal Revenue Code Section 1445).

139 **17. MEDIATION/ARBITRATION:** The Broker and Seller hereby agree that any dispute concerning the terms  
140 and conditions of this contract shall be resolved through mediation and/or arbitration proceedings at the GLVAR

**Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.**

SELLER(S) INITIALS: \_\_\_\_\_ / \_\_\_\_\_

141 in accordance with the standards of practice of the National Association of REALTORS® and GLVAR's rules of  
142 procedure. If a lawsuit is filed by either party, that lawsuit shall be stayed until the dispute is resolved or  
143 terminated in accordance with this paragraph.

144  
145 **18. MULTIPLE LISTING SERVICE (MLS):** Broker is a participant of THE GREATER LAS VEGAS  
146 ASSOCIATION OF REALTORS® (GLVAR) Multiple Listing Service, and the listing information will be  
147 provided to the MLS to be published and disseminated to its Participants and Subscribers in accordance with its  
148 Rules and Regulations and Sections 20 and 21 herein, unless Seller signs Instructions to Exclude. Broker is  
149 authorized to cooperate with other real estate Brokers, and to report the sale, its price, terms and financing for the  
150 publication, dissemination information and use by authorized Association members, MLS Participants and  
151 Subscribers.

152  
153 **19. ADVERTISING:** Seller acknowledges that, unless Seller signs a photo exclusion, a photo of the Property  
154 may be taken for publication in the MLS computer system. Subject to Section 20, Seller agrees that the Property  
155 may be advertised in all forms of media including but not limited to electronic and print advertising.

156  
157 **20. SELLER OPT OUTS:** Seller further understands and acknowledges that MLS will disseminate the  
158 Property's listing information to those MLS brokers and agents (and/or their web vendors) who operate Internet  
159 sites, as well as online providers such as realtor.com and lasvegasrealtor.com, and that such sites are generally  
160 available to the public. Some, but not all, of these websites may include a commentary section where consumers  
161 may include reviews and comments about the Property in immediate conjunction with the listing (blogging), or  
162 provide a link to the comments. In addition, some, but not all, of these websites may display an automated  
163 estimate of the market value of the Property in immediate conjunction with the listing, or provide a link to the  
164 estimate. Seller may opt-out of any of the following by initialing the appropriate space(s) below:

165  
166 a. \_\_\_\_\_ I/we have advised the Broker that I/we **DO NOT** want the listed Property  
167 to be **displayed on the Internet** (the listing will not appear on any Internet site). In selecting this option,  
168 Seller understands that consumers who conduct searches for listings on the Internet will not see  
169 information about the listed property in response to their search.

170  
171 b. \_\_\_\_\_ I/we have advised the Broker that I/we **DO NOT** want the **address** of the  
172 listed Property to be displayed on the Internet (listing information will be disseminated via Internet, but  
173 the Property address will not appear in conjunction with the listing).

174  
175 c. \_\_\_\_\_ I/we have advised the Broker that I/we **DO NOT** want a **commentary section**  
176 displayed or linked to the listed Property (the site operator may indicate that the feature was disabled at  
177 the request of the seller).

178  
179 d. \_\_\_\_\_ I/we have advised the Broker that I/we **DO NOT** want an **automated**  
180 **estimate of value** displayed or linked to the listed Property (the site operator may indicate that the  
181 feature was disabled at the request of the seller).

182  
183 **-OR-**  
184 \_\_\_\_\_ Seller does **NOT** opt out of any of the above.

185  
186 **21. USE OF LISTING CONTENT:** Seller acknowledges and agrees that all photographs, images, graphics,  
187 video recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing information, and other  
188 copyrightable elements relating to the Property provided by Seller to Broker or Broker's agent (the "Seller Listing  
189 Content") and any changes thereto, may be filed with MLS, included in compilations of listings, and otherwise

**Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.**

SELLER(S) INITIALS: \_\_\_\_\_ / \_\_\_\_\_

190 distributed, publicly displayed and reproduced in any medium. Seller hereby grants to Broker a non-exclusive,  
191 irrevocable, worldwide, royalty-free license to use, sublicense through multiple tiers, publish, display, and  
192 reproduce the Seller Listing Content, to prepare derivative works of the Seller Listing Content, and to distribute  
193 the Seller Listing Content or any derivative works thereof in any medium. This non-exclusive license shall  
194 survive the termination of this Agreement for any reason whatever. Seller represents and warrants to Broker that  
195 the Seller Listing Content, and the license granted to Broker for the Seller Listing Content, do not violate or  
196 infringe upon the rights, including any copyright rights, of any person or entity.

197  
198 **22. NEVADA LAW:** This Agreement is executed and intended to be performed in the State of Nevada, and the  
199 laws of Nevada shall govern its interpretation and effect. The parties agree that the State of Nevada, and the  
200 county in which the Property is located, is the appropriate judicial forum for any litigation, arbitration or  
201 mediation related to this Agreement.

202  
203 **23. ENTIRE CONTRACT:** All prior negotiations and agreements between the parties are incorporated in this  
204 Agreement, which constitutes the entire contract. Its terms are intended by the parties as a final, complete, and  
205 exclusive expression of their agreement with respect to its subject matter and may not be contradicted by evidence  
206 of any prior agreement or contemporaneous oral agreement. This Agreement and any supplement, addendum, or  
207 modification, including any photocopy or facsimile, may be executed in two or more counterparts, all of which  
208 shall constitute one and the same writing. The terms of this Agreement may not be amended, modified or altered  
209 except through a written agreement signed by all of the parties hereto. **The parties agree that an MLS Change  
210 Order signed by Broker and Seller shall act as a valid written addendum to this Agreement.**

211  
212 **24. PARTIAL INVALIDITY:** In the event that any provision of this Agreement shall be held to be invalid or  
213 unenforceable, such ruling shall not affect the validity or enforceability of the remainder of the Agreement in any  
214 respect whatsoever.

215  
216 **25. ATTORNEY'S FEES:** In the event suit is brought by either party to enforce this Agreement, the prevailing  
217 party is entitled to court costs and reasonable attorney's fees.

218  
219 **26. WARRANTY OF OWNERSHIP:** Seller warrants that Seller is the sole Owner of the Property or has the  
220 authority to execute this Agreement. By signing below Seller acknowledges that Seller has read and understands  
221 this Agreement, agrees to the terms thereof, and has received a copy.

222  
223 **27. FORECLOSURE:** Seller understands that failure to make loan payments may result in foreclosure of the  
224 Property by a mortgage holder and/or lien holder. Seller represents that a Notice of Default (Breach) and Election  
225 to Sell  has not -OR-  has (date: \_\_\_\_\_) been recorded against the Property. **If a Notice of  
226 Default has not been recorded against the Property as of the date of this Agreement, Seller agrees to notify  
227 Broker within five (5) business days of receipt of such a notice.** Seller understands that the recording of a  
228 Notice of Default begins a statutory foreclosure period, which lasts a minimum of three (3) months and twenty  
229 (20) days. Seller understands that if the Property is not sold to a buyer before a foreclosure sale (Trustee's Sale) of  
230 the Property, Seller will lose all rights and interest in the Property. Seller understands that Broker cannot stop a  
231 foreclosure. **Seller Initials** [\_\_\_\_\_] [\_\_\_\_\_]

232  
233 **28. SIGNATURES:** This Agreement may be signed by the parties manually or electronically (digitally) and on  
234 more than one copy, which, when taken together, each signed copy shall be read as one complete form. Facsimile  
235 signatures may be accepted as original.

236  
237 **29. ADDITIONAL TERMS: NONE**  
238 \_\_\_\_\_

**Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.**

**SELLER(S) INITIALS:** \_\_\_\_\_ / \_\_\_\_\_

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259 **THE PRE-PRINTED PORTION OF THIS AGREEMENT HAS BEEN APPROVED BY THE GREATER**  
260 **LAS VEGAS ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL**  
261 **VALIDITY OR ADEQUACY OF ANY PROVISION OR THE TAX CONSEQUENCES THEREOF. FOR**  
262 **LEGAL OR TAX ADVICE, CONSULT YOUR ATTORNEY OR TAX ADVISOR.**  
263

264 **By signing below, Seller consents to receive transmissions sent from Broker to the fax number(s)**  
265 **and/or e-mail address(es) set forth. Seller agrees to keep Broker advised of his/her address and**  
266 **telephone number (or a number where they may be reached within 24 hours) at all times during**  
267 **the term of this Agreement.**

268  
269 **SELLER:**

270  
271 Date \_\_\_\_\_, Telephone (604)434-9300 FAX (604)434-9300 E-Mail PrasadRobert@shaw.ca  
272 Seller's Signature \_\_\_\_\_ Seller's Signature \_\_\_\_\_  
273 Printed Name: Robert Prasad Printed Name: \_\_\_\_\_  
274 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_ Zip \_\_\_\_\_  
275

276  
277 **BROKER:**

278  
279 Company New Homes Research  
280 Address 330 E Warm Springs Rd. City Las Vegas State NV Zip 89119  
281 Telephone (702)458-3390 FAX (702)260-4807 E-Mail Michael@nhr-inc.com  
282 Designated Licensee Signature \_\_\_\_\_ License No. 14497  
283 Printed Name: Michael J Wrage Licensee's Telephone: (702)458-3390  
284 Broker's Signature \_\_\_\_\_ Date: \_\_\_\_\_  
285 Printed Name: Michael J Wrage License No. 14497  
286

287 **AN EXCLUSIVE BROKERAGE AGREEMENT MUST BE SIGNED BY THE BROKER TO BE VALID**

**Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.**  
SELLER(S) INITIALS: \_\_\_\_\_ / \_\_\_\_\_



## WHAT EVERYONE SHOULD KNOW ABOUT EQUAL OPPORTUNITY IN HOUSING



The sale and purchase of a home is one of the most significant events that any person will experience in their lifetime. It is more than the simple purchase of housing, for it includes the hopes, dreams, aspirations, and economic destiny of those involved.

### THE LAW - Civil Rights Act of 1866

The Civil Rights Act of 1866 prohibits all racial discrimination in the sale or rental of property.

### Fair Housing Act

The Fair Housing Act declares a national policy of fair housing throughout the United States. The law makes illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin.

### Americans with Disabilities Act

Title III of the Americans with Disabilities Act prohibits discrimination against the disabled in places of public accommodations and commercial facilities.

### Equal Credit Opportunity Act

The Equal Credit Opportunity Act makes discrimination unlawful with respect to any aspect of a credit application on the basis of race, color, religion, national origin, sex, marital status, age or because all or part of the applicant's income derives from any public assistance program.

### State and Local Laws

State and Local laws often provide broader coverage and prohibit discrimination based on additional classes not covered by federal law.

### THE RESPONSIBILITIES

The home seller, the home seeker, and the real estate professional all have rights and responsibilities under the law.

#### For the Home Seller

You should know that as a home seller or landlord you have a responsibility and a requirement under the law not to discriminate in the sale, rental and financing of property on the basis of race, color, religion, sex, handicap, familial status, or national origin. You cannot instruct the licensed broker or salesperson acting as your agent to convey for you any limitations in the sale or rental, because the real estate professional is also bound by law not to discriminate. Under the law, a home seller or landlord cannot establish discriminatory terms or conditions in the purchase or rental, deny that housing is available or advertise that the property is available only to persons of a certain race, color, religion, sex, handicap, familial status, or national origin.

#### For the Home Seeker

You have the right to expect that housing will be available to you without discrimination or other limitation based on race, color, religion, sex, handicap, familial status, or national origin.

This includes the right to expect:

- housing in your price range made available to you without discrimination
- equal professional service
- the opportunity to consider a broad range of housing choices
- no discriminatory limitations on communities or locations of housing
- no discrimination in the financing, appraising or insuring of housing
- reasonable accommodations in rules, practices and procedures for persons with disabilities
- non-discriminatory terms and conditions for the sale, rental, financing, or insuring of a dwelling
- to be free from harassment or intimidation for exercising your fair housing rights.

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**Seller(s) Initials**

#### For the Real Estate Professional

As a home seller or home seeker, you should know that the term REALTOR® identifies a licensed professional in real estate who is a member of the NATIONAL ASSOCIATION OF REALTORS®. Not all licensed real estate brokers and salespersons are members of the National Association, and only those who are can identify themselves as REALTOR®. They conduct their business and activities in accordance with a strict Code of Ethics. As agents in a real estate transaction, licensed brokers or salespersons are prohibited by law from discriminating on the basis of race, color, religion, sex, handicap, familial status, or national origin. A request from the home seller or landlord to act in a discriminatory manner in the sale, lease or rental cannot legally be fulfilled by the real estate professional.

### DEED AND PROPERTY COVENANTS OR RESTRICTIONS OF RECORD

During the history of our country, some persons have placed restrictions on property based on race, color, religion, sex, handicap, familial status, or national origin. Generally, these restrictions are void and unenforceable, with limited exceptions for particular types of religious housing and housing for older persons. The publication of these void restrictions may convey a message that the restrictions continue to be valid. Any time a sales associate or broker is asked to provide a copy of the covenants or restrictions of record relating to the use of a property the following message should be included:

*These documents may contain restrictions or covenants based on race, color, religion, sex, handicap, familial status, or national origin. Such restrictions or covenants generally are void and unenforceable as violations of fair housing laws.*

*Be assured that all property is marketed and made available without discrimination based on race, color, religion, sex, handicap, familial status, or national origin. Should you have any questions regarding such restrictions, please contact your attorney.*

### THE EQUAL OPPORTUNITY PROGRAM

The NATIONAL ASSOCIATION OF REALTORS® has developed a Fair Housing Program to provide resources and guidance to REALTORS® in ensuring equal professional services for all people.

#### The Code of Ethics

Article 10 of the NATIONAL ASSOCIATION OF REALTORS® Code of Ethics requires that "REALTORS® shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. REALTORS® shall not be a party to any plan or agreement to discriminate against a person or persons on the basis of race, color, religion, sex, handicap, familial status, or national origin."

A REALTOR® pledges to conduct business in keeping with the spirit and letter of the Code of Ethics. Article 10 imposes obligations upon REALTORS® and is also a firm statement of support for equal opportunity in housing.

#### Fair Housing Partnership

The Fair Housing Partnership negotiated with the U.S. Department of Housing and Urban Development (HUD) outlines a program of voluntary compliance. REALTORS® voluntarily participate in activities and program to acquaint the community with the availability of equal housing opportunity, to establish office procedures to ensure that there is no denial of equal professional service, to make materials available which will explain this commitment, and to work with other groups within the community to identify and remove barriers to fair housing.

### FURTHER ASSISTANCE

Local Boards of REALTORS® will accept complaints alleging violations of the Code of Ethics filed by a homeseeker who alleges discriminatory treatment in the availability, purchase or rental of housing. Local Boards of REALTORS® have a responsibility to enforce the Code of Ethics through professional standards procedures and corrective action in cases where a violation of the Code of Ethics is proven to have occurred.

Complaints alleging discrimination in housing may be filed with the nearest office of the Department of Housing and Urban Development (HUD), or by calling HUD's Discrimination Hotline at 1-800-669-9777, 1-800-290-1617 (TTY). For information and publications on fair housing, call HUD's Fair Housing Information Clearinghouse at 1-800-343-3442.