



# Common License Law Violations Quick Reference Guide

## 1. MISREPRESENTATION & DISHONESTY

### ➤ False Promises or Misleading Advertising

*Making substantial misrepresentations to influence or persuade others (§ 858-312 #2; 605:10-17-5; 604:10-9-4)*

### ➤ Fraudulent or Improper Conduct

*Engaging in dishonest, untrustworthy or improper dealings (§ 858-312 #8; 605:10-17-4)*

### ➤ Bad Faith or Incompetence

*Actions that show lack of skill or care (§ 858-312 #13)*

## 2. BROKER DUTIES & SUPERVISION

### ➤ Neglecting Broker Responsibilities

*Violating duties in § 858-351 through § 858-363 (§ 858-312 #3)*

### ➤ Improper Supervision or License Use

*Lending a Broker License, or failing to supervise associates (605:10-17-4 #7)*

## 3. HANDLING OF MONIES OR PROPERTY OF OTHERS

### ➤ Failure to Remit or Account

*Not turning over funds, documents, or property belonging to others (§ 858-312 #6)*

## 4. UNDISCLOSED INTERESTS

### ➤ Buying/Selling property for Self or Owned Entity Without Disclosure

*No written disclosure or notice to other party of self purchasing/selling interest (605-10:17-4 #2; 605-10:17-4 #3; 605-10:17-4 #8)*

### ➤ Failure to Disclose Familial Relationship

*No written disclosure or notice to other party immediate family relationship (605-10:17-4 #21)*

### ➤ Failure to Disclose Beneficial Interest

*No written disclosure or notice to other party of beneficial interest, compensation, or ownership interest in product/service to transaction (605-10:17-4 #21)*

## 5. DOCUMENT & CONTRACT ISSUES

### ➤ Incomplete or Vague Contracts

*Procuring signatures on contracts without required terms like price, dates, payment method, or property description (605-10:17-4 #5)*



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### 6. ADVERTISING VIOLATIONS

#### ➤ **Unauthorized Listings or Signs**

*Advertising or posting signs without owner permission (§ 858-312 #11)*

#### ➤ **Failure to Identify as Licensee**

*Advertising without disclosing as a licensed agent (§ 858-312 #20)*

#### ➤ **Failure to Advertise with Proper Broker Reference**

*Associates must include Broker's Reference prominently and conspicuously in a way that such Broker's Reference should be at least half the size of the Associate's Reference (605:10-9-4 B #3)*

### 7. PROPERTY ACCESS

#### ➤ **Unauthorized Entry**

*Accessing or allowing access to a property without owner's consent (605:10-17-4 #17)*

### 8. GENERAL VIOLATIONS

#### ➤ **Violating any Commission Rule or Law**

*Includes any breach or violation of the Oklahoma Real Estate License Code (§ 858-312 #9)*

## STAY COMPLIANT, STAY LICENSED!

Review OREC rules regularly to ensure compliance with rule and law changes. Document everything in transactions clearly and thoroughly. Communication with clients and other licensees is always key!

