

Royal Palm Coast REALTOR® Association
2840 Winkler Avenue, Fort Myers, FL 33916

Ethics Complaint

1. Today's Date
2. Name(s) of Complainant
3. Name(s) of person(s) whom the complaint is against
4. Article from the Code of Ethics and Professional Standards of Practice
5. Dates when alleged violation took place and when complainant was aware of alleged violation
6. Answer yes or no to each question
7. Type or print names of complaining party(s)
8. Signature of complaining party(s)
9. Address and phone number of complaining party(s)

To the **Grievance Committee** of the Royal Palm Coast REALTOR® Association
Board or State Association

Filed: 1 20 _____

2
Complainant(s)

3
Respondent(s)

Complainant(s) charge(s):

An alleged violation of 4 *** cite Article, not Standard, i.e., Art. 16, not 16-2, 16-4** 4 of the Code of Ethics or other membership duty as set forth in the bylaws of the Board in _____ 6, 2-5 and alleges that the above charge(s) (is/are) supported by the
Article, Section

attached statement, which is signed and dated by the complainant(s) and which explains when the alleged violation(s) occurred and, if a different date, when the complainant(s) first knew about the alleged violations. This complaint is true and correct to the best knowledge and belief of the undersigned and is filed within one hundred eighty (180) days after the facts constituting the matter complained of could have been known in the exercise of reasonable diligence or within one hundred eighty (180) days after the conclusion of the transaction, whichever is later.

Date(s) alleged violation(s) took place: _____ 5 _____

Date(s) you became aware of the facts on which the alleged violation(s) (is/are) based: _____

I (we) declare that to the best of my (our) knowledge and belief, my (our) allegations in this complaint are true.

Are the circumstances giving rise to this ethics complaint involved in civil or criminal litigation or in any proceeding before the state real estate licensing authority or any other state or federal regulatory or administrative agency?

Yes No 6

You may file an ethics complaint in any jurisdiction where a REALTOR® is a member or MLS participant. Note that the REALTORS® Code of Ethics, Standard of Practice 14-1 provides, in relevant part, "REALTORS® shall not be subject to disciplinary proceeding in more than one Board of REALTORS® . . . with respect to alleged violations of the Code of Ethics relating to the same transaction or event."

Have you filed, or do you intend to file, a similar or related complaint with another Association(s) of REALTORS® ?

Yes No 6

If so, name of other Association(s): _____ Date(s) filed: _____

I understand that should the Grievance Committee dismiss this ethics complaint in part or in total, that I have twenty (20) days from my transmittal of the dismissal notice to appeal the dismissal to the Board of Directors.

Complainant(s):

Type/Print Name 7 _____ 8 _____
Signature

Type/Print Name _____ Signature

Address 9 _____

Phone _____ Email

Royal Palm Coast REALTOR® Association
2840 Winkler Avenue, Fort Myers, FL 33916

Ethics Complaint

To the Grievance Committee of the Royal Palm Coast REALTOR® Association
Board or State Association

Filed: 20

Complainant(s) Respondent(s)

Complainant(s) charge(s):

An alleged violation of Article(s) of the Code of Ethics or other membership duty as set forth in the bylaws of the Board in and alleges that the above charge(s) (is/are) supported by the Article, Section

attached statement, which is signed and dated by the complainant(s) and which explains when the alleged violation(s) occurred and, if a different date, when the complainant(s) first knew about the alleged violations. This complaint is true and correct to the best knowledge and belief of the undersigned and is filed within one hundred eighty (180) days after the facts constituting the matter complained of could have been known in the exercise of reasonable diligence or within one hundred eighty (180) days after the conclusion of the transaction, whichever is later.

Date(s) alleged violation(s) took place:

Date(s) you became aware of the facts on which the alleged violation(s) (is/are) based:

I (we) declare that to the best of my (our) knowledge and belief, my (our) allegations in this complaint are true.

Are the circumstances giving rise to this ethics complaint involved in civil or criminal litigation or in any proceeding before the state real estate licensing authority or any other state or federal regulatory or administrative agency?

Yes No

You may file an ethics complaint in any jurisdiction where a REALTOR® is a member or MLS participant. Note that the REALTORS® Code of Ethics, Standard of Practice 14-1 provides, in relevant part, "REALTORS® shall not be subject to disciplinary proceeding in more than one Board of REALTORS® . . . with respect to alleged violations of the Code of Ethics relating to the same transaction or event."

Have you filed, or do you intend to file, a similar or related complaint with another Association(s) of REALTORS® ?

Yes No

If so, name of other Association(s): Date(s) filed:

I understand that should the Grievance Committee dismiss this ethics complaint in part or in total, that I have twenty (20) days from my transmittal of the dismissal notice to appeal the dismissal to the Board of Directors.

Complainant(s):

Type/Print Name Signature

Type/Print Name Signature

Address

Phone Email

Royal Palm Coast REALTOR® Association, Inc.

This form is to assist you in citing the appropriate Article(s) of the Code of Ethics, that you feel a REALTOR® may have violated. Please refer to the attached National Association of REALTORS® Code of Ethics and Standards of Practice for the description of each Article. (use additional paper if necessary)

I feel Article _____ Was violated because _____

I feel Article _____ Was violated because _____

I feel Article _____ Was violated because _____

I feel Article _____ Was violated because _____

Complainant Signature

Date

Complainant Signature

Date

Please return this form with your complaint package

Royal Palm Coast REALTOR® Association, Inc.

Ethics/Arbitration Documentation Checklist

The following checklist is designed to assist you in providing the proper documentation when filling and ethics complaint or requesting arbitration with the Royal Palm Coast REALTOR® Association, Inc.. Be sure to include with your complaint all applicable documentation to support your allegations or claim.

(This is by no means a full list of supporting documentation that might be available to you, this is to give you suggestions of pertinent documents to attach to your complaint.)

- _____ *Listing Agreement*
- _____ *Profile Sheet(s)*
- _____ *Feature Sheet(s)*
- _____ *Any Disclosure Forms*
- _____ *Contract for Sale and Purchase*
- _____ *Addendum(s)*
- _____ *Warranties/Guarantees*
- _____ *Copies of Checks*
- _____ *Inspection Reports*
- _____ *Walk-Thru Forms*
- _____ *Advertisements*
- _____ *Exclusive Rental Listing Agreement*
- _____ *Agreement to enter into a Lease*
- _____ *Lease*
- _____ *Conditional/Unconditional Withdrawal*
- _____ *Bills/Invoices (water, electric, etc..)*
- _____ *Correspondence*
- _____ *Closing Statements*
- _____ *Other Documentation*

Complainant's Signature

Date

Complainant's Signature

Date

Please return this form with your complaint package.