

Professional Standards

Enforcement of the Code of Ethics

Duties to clients, customers, the public and other REALTORS®



At a recent NCAR Professional Standards meeting held in New Bern, the new Standard of Practice 3-9 was discussed in detail (this refers back to Article 3 of the Code).

Article 3

REALTORS® shall cooperate with other brokers except when cooperation is not in the client's best interest. The obligation to cooperate does not include the obligation to share commissions, fees, or to otherwise compensate another broker.

Standard of Practice 3-9

- **REALTORS® shall not provide access to listed property on terms other than those established by the owner or the listing broker.**

Due to the increase in foreclosures and the subsequent use of push button key boxes in lieu of the electronic boxes as provided by the MLS, it has been reported that some brokers may be providing the push button code to the public, allowing members of the public to walk through the properties unattended. As with all violations of the Code of Ethics, if you are aware of this activity it is your responsibility to protect the seller of these properties and report these violations immediately to the Association.

(Please read May 2010 MLS News & Notes for related information from Freddie Mac about the use of lockboxes!)