

SECTION 81-885.24(11) – PLACING SIGN ON PROPERTY WITHOUT PROPER CONSENT

VIOLATION	COMPLAINT	DATE OF ORDER	PENALTY
Section 81-885.24(11)(12)(14)(29) by placing a sign on property offering it for sale or rent without the written consent of the owner or his or her authorized agent; offering real estate for sale or lease on terms other than those authorized by the owner or his or her authorized agent; negotiating a lease of real estate directly with the owner or lessor, fully knowing that said owner and lessor had a written outstanding listing contract granting an exclusive agency to another Broker to sell or lease said property; and by said acts, demonstrating negligence, incompetency or unworthiness to act as a Broker.	91-055 - IOC Realty Specialist, Inc. vs. Lucille Anne Champion	April 8, 1993	Revoked.
Section 81-885.24(11) by placing a “for sale” sign on the property without written authorization from the owners; Title 299, Ch. 5-003.16 and 5-003.08 by failing to submit a written offer to the owners and failing, without just cause, to surrender unto the rightful owner, upon demand, a copy of the title insurance policy purchased in connection with said property; and 81-885.24(29) by demonstrating negligence, incompetency or unworthiness to act as a Broker.	93-053 - Commission vs. Donald R. Washburn	October 26, 1993	Stipulation and Consent Order. License suspended for 45 days.
Section 81-885.24(11) by placing a sign on any property offering it for sale or rent without the written consent of the owner.	97-004 - James C. & Bonnie L. Glover vs. Larry Barteo	April 17, 1997	Stipulation and Consent Order. License censured.
Section 81-885.24(11) by placing a sign on any property and offering it for sale without the written consent of the owner or his or her authorized agent when Respondent left the sign on the sellers’ property after the expiration of the written listing agreement and 81-885.24(29) by demonstrating negligence to act as an associate broker by failing to remove the yard sign at the conclusion of the listing.	2004-001 - Andria & Leslie Davidson vs. David Scott Klein, Salesperson.	April 1, 2004	Stipulation & Consent Order. License censured; plus an additional six (6) hours of continuing education, including three (3) hours in the area of license law and three (3) hours in the area of ethics, to be completed by September 30, 2004.
Section 76-2421(1) At the earliest practicable opportunity during or following the first substantial contact with a seller, landlord, buyer, or tenant who has not entered into a written agreement for brokerage services with a designated broker, the licensee who is offering brokerage services to that person or who is providing brokerage services for that property shall: (a) Provide that person with a written copy of the current brokerage disclosure pamphlet which has been prepared	2008-041 Commission vs. Farrell F. Ross	January 22, 2009	Stipulation and Consent Order. License censured; plus an additional six (6) hours of continuing education with three (3) hours in the area of license law and three hours in the area of agency, to be completed by July 21, 2009.

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<p>and approved by the commission; and (b) Disclose in writing to that person the types of brokerage relationships the designated broker and affiliated licensees are offering to that person or disclose in writing to that person which party the licensee is representing and 81-885.24 (11) Placing a sign on any property offering it for sale or rent without the written consent of the owner or his or her authorized agent. Ross failed to have the buyers sign and date the Agency Disclosure on August 13, 2007 and placed a For-Sale sign on the property without written consent to place such sign.</p>	<p>2008-041 Commission vs. Farrell F. Ross</p>		
<p>Violated Neb. Rev. Stat. § 81-885.24(11) Placing a sign on any property offering it for sale or rent without the written consent of the owner or his or her authorized agent; Neb. Rev. Stat. § 81-885.24(12) Offering real estate for sale or lease without the knowledge and consent of the owner or his or her authorized agent or on terms other than those authorized by the owner or his or her authorized agent; and Neb. Rev. Stat. § 81-885.24(29) Demonstrating negligence, incompetency, or unworthiness to act as a broker, associate broker, or salesperson; for violating Neb. Rev. Stat. § 81-885.24(11) and (12).</p>	<p>2010-019 – Mary A. Redman vs. Sheila Rae Hulme</p>	<p>April 21, 2011</p>	<p>Stipulation and Consent Order. License censured; plus an additional six (6) hours of continuing education in “Agency” and “License Law” to be completed by August 19, 2011; and pay a civil fine of \$500.00 on or before May 21, 2011.</p>