

MISSOURI REAL ESTATE COMMISSION

10 MOST COMMONLY CITED INFRACTIONS

1. **UNLICENSED ACTIVITY**
 - License not Renewed (but continue to practice)
 - HB-600 Suspension (not tax compliant)
 - Property Management
 - Receiving a Commission (without a license)
2. **IMPROPER ADVERTISING**
 - Not Including Required Information (company/broker/telephone information)
 - Inducements

- Facebook Adv.
3. **FAILURE TO RESPOND TO MREC**
 - Within the 30 Day Requirement
4. **FAILURE TO DISCLOSE**
 - Material Fact (about the property)
 - Agency Relationship (incorrect or not disclosed)
 - Licensee's Interest (ownership in property or relative of owner)
5. **ESCROW ACCOUNTS**
 - Not Registered (with MREC)
 - Failure to Close Account (with MREC)
 - Commingling of Funds (personal account, real estate sales account, property management account, etc.)
 - Accounts do not Reconcile
6. **FICITIOUS NAMES**
 - Name not Registered with Secretary of State of Missouri
 - Name Registered with Secretary of State has Expired
 - Business Sign does not Match License
7. **PAYING COMMISSIONS**
 - To Unlicensed Entity (LLC, Team, Group, Etc.)
8. **CONTRACTS**
 - Blanks (standard forms not completed)
 - Failing to Fulfill the Terms and Conditions
 - Improper Agency Relationship Selected
 - Changes to Contract not Initialed
9. **OFFICE POLICY**
 - No Office Policy
 - Incorrect Policy
10. **ADDRESS CHANGE**
 - Not Filed with MREC