

Code of Ethics and Standards of Practice
of the NATIONAL ASSOCIATION OF REALTORS®
Effective January 1, 2014

Where the word REALTOR® is used in this Code and Preamble, it shall be deemed to include REALTOR-ASSOCIATE®.

While the Code of Ethics establishes obligations that may be higher than those mandated by law, in any instance where the Code of Ethics and the law conflict, the obligations of the law must take precedence.

Preamble

Under all is the land. Upon its wise utilization and widely allocated ownership depend the survival and growth of free institutions and of our civilization. REALTORS® should recognize that the interests of the nation and its citizens require the highest and best use of the land and the widest distribution of land ownership. They require the creation of adequate housing, the building of functioning cities, the development of productive industries and farms, and the preservation of a healthful environment.

Such interests impose obligations beyond those of ordinary commerce. They impose grave social responsibility and a patriotic duty to which REALTORS® should dedicate themselves, and for which they should be diligent in preparing themselves. REALTORS®, therefore, are zealous to maintain and improve the standards of their calling and share with their fellow REALTORS® a common responsibility for its integrity and honor.

In recognition and appreciation of their obligations to clients, customers, the public, and each other, REALTORS® continuously strive to become and remain informed on issues affecting real estate and, as knowledgeable professionals, they willingly share the fruit of their experience and study with others. They identify and take steps, through enforcement of this Code of Ethics and by assisting appropriate regulatory bodies, to eliminate practices which may damage the public or which might discredit or bring dishonor to the real estate profession. REALTORS® having direct personal knowledge of conduct that may violate the Code of Ethics involving misappropriation of client or customer funds or property, willful discrimination, or fraud resulting in substantial economic harm, bring such matters to the attention of the appropriate Board or Association of REALTORS®. (Amended 1/03)

Realizing that cooperation with other real estate professionals promotes the best interests of those who utilize their services, REALTORS® urge exclusive representation of clients; do not attempt to gain any unfair advantage over their competitors; and they refrain from making unsolicited comments about other practitioners. In instances where their opinion is sought, or where REALTORS® believe that comment is necessary, their opinion is offered in an objective, professional manner, uninfluenced by any personal motivation or potential substantive or gain.

Accepting this standard as their own, REALTORS® pledge to observe its spirit in all of their activities whether conducted personally, through associates or others, or via technological means, and to conduct their business in accordance with the tenets set forth below. (Amended 1/07)

Duties to Clients and Customers

Article 1

When representing a buyer, seller, landlord, tenant, or other client as an agent, REALTORS® pledge themselves to protect and promote the interests of their client. This obligation to the client is primary, but it does not relieve REALTORS® of their obligation to treat all parties honestly. When serving a buyer, seller, landlord, tenant or other party in a non-agency capacity, REALTORS® remain obligated to treat all parties honestly. (Amended 1/07)

• **Standard of Practice 1-1**
REALTORS®, when acting as principals in a real estate transaction, remain obligated by the duties imposed by the Code of Ethics. (Amended 1/03)

• **Standard of Practice 1-2**
The duties imposed by the Code of Ethics encompass all real estate-related activities and transactions whether conducted in person, electronically, or through any other means.

The duties the Code of Ethics imposes are applicable whether REALTORS® are acting as agents or in legally recognized non-agency capacities except that any duty imposed exclusively on agents by law or regulation shall not be imposed by this Code of Ethics on REALTORS® acting in non-agency capacities.

As used in this Code of Ethics, "client" means the person(s) or entity(ies) with whom a REALTOR® or a REALTOR's firm has an agency or legally recognized non-agency relationship; "customer" means a party to a real estate transaction who receives information, services, or benefits but has no contractual relationship with the REALTOR® or the REALTOR's firm; "prospect" means a purchaser, seller, tenant, or landlord who is not subject to a representation relationship with the REALTOR® or REALTOR's firm; "agent" means a real estate licensee (including brokers and sales associates) acting in an agency relationship as defined by state law or regulation; and "broker" means a real estate licensee (including brokers and sales associates) acting as an agent or in a legally recognized non-agency capacity. (Adopted 1/95, Amended 1/07)

• **Standard of Practice 1-3**

Code of Ethics

Speaker: Rick Harris
ABR, CIPS, CRS, GRI, SFR, ePRO

The REALTOR® Code of Ethics is a proven code of conduct that sets REALTORS® apart from other real estate licensees. This course is also required* to maintain your REALTOR® membership.



ROGUE VALLEY ASSOCIATION OF
REALTORS®

When: Tuesday, May 5, 2015
1:30 pm – 4:30 pm
Check-in starts at 1:00 pm

Where: Bear Hotel
2101 NE Spalding Ave, Grants Pass

Three (3) Hours Continuing Education

Class will begin promptly at 1:30pm. Those arriving more than 15 minutes late may not be admitted or receive CE credit.
*All REALTOR® members are required to complete a Code of Ethics course at least once every 4-year cycle. The current cycle is from January 1, 2013 thru December 31, 2016.

Registration Form

Class Date: May 5, 2015

Name: _____ Office: _____

- RVAR or SOMLS MemberPaid with your dues
- GPAR Member \$15.00
- Non-Member \$30.00

RVAR Members [CLICK HERE](#) to register online.

Non-member means a member of a REALTOR® Association other than RVAR or GPAR or a non-REALTOR® Oregon licensee

GPAR or Non-member registrations must be faxed, emailed, or mailed. Payment must be received before you will be officially registered. If paying by credit or debit card, send the completed form to email info@roguevalleyrealtors.org or fax #541-770-7111. Make checks payable to RVAR and send to: 629 Franquette St., Medford OR 97501.

Card Number: _____ Exp. Date: _____ Security Code: _____

- Master Card
- Visa
- Discover
- American Express

Card Billing Address: _____

REGISTRATION DEADLINE: Friday, May 1, 2015 at 5pm

No refunds or cancellations will be granted after the deadline. RVAR or SOMLS members who register, but do not attend will be charged \$5.00 or attend without pre-registering will be charged \$10.00.