

BAREIS EXHIBIT A-2  
CITATIONS FOR REGULATIONS VIOLATIONS

<b>Regulation No(s).</b>	<b>Violation Summary</b>	<b>Amount First Offense</b>	<b>Amount Second Offense or Failing to Correct the Initial Offense</b>	<b>Amount Third Offense Or Failing to Correct Initial Offense</b>
5.1(d)	Failure to keep contact information current.	\$100	\$250	\$500
9.5	Filing a listing in more than one category or in more than one Primary Service Area without obtaining pre-approval from BAREIS.	\$100	\$250	\$500
9.11, 9.12, 9.13, 9.15	Failure to file accurate or complete information on a listing, including photograph.	\$100	\$250	\$500
12.3, 12.4, 12.7 13.4, 13.5	Unauthorized display, use or downloading of MLS Data.	\$100 per listing	Suspension with right to appeal	Expulsion with right to appeal
13.1-13.3	Advertising the listing of another Broker without permission.	\$100 per listing	\$100 per listing	\$100 per listing
13.7	Misuse of the terms “MLS” and “Multiple Listing Service.”	\$100 per incident	\$100 per incident	\$100 per incident
14.1-14.6	Failure to follow internet advertising Regulations.	\$100 per listing	\$100 per listing	\$100 per listing
15.11	Lockbox on the property without a BAREIS Supra iBox present; no key in lockbox.	\$100	\$250	\$500
9.20	Failure to obtain authorization to enter a comparable listing in the MLS Database.	\$250	\$500	\$1,000
9.3.1	Failure to comply with Regulations for Auction Listings.	\$250	\$500	\$1,000
10.11	Failure to disclose Seller’s refusal to sell within 24 hours.	\$250	\$500	\$1,000
11.6	Failure to disclose dual- or variable-rate commission.	\$250	\$500	\$1,000
7.2, 7.4	Failure to notify BAREIS of regulatory action or change of licensee status.	\$500	\$750	\$1,000
9.7	Failure to enter a listing within three Business Days.	\$500	\$750	\$1,000
9.8	Failure to file a BAREIS Approved SEL Form for an excluded listing within three Business Days.	\$500	\$750	\$1,000
9.6, 9.17, 9.21, 9.22	Failure to obtain written authorization for a listing entry, withdrawal, or extension.	\$500	\$750	\$1,000
9.10	Failure to supply listing documentation to BAREIS within 24 hours of a request by BAREIS.	\$500	\$750	\$1,000
9.14, 11.2	Failure to specify any special condition of any term in a listing in the Confidential Remarks.	\$500	\$750	\$1,000

9.16	Incorrect use of data fields and remarks.	\$500	\$750	\$1,000
9.16.3	Incorrect use of property description/public remarks field.	\$500	\$750	\$1,000
9.17	Failure to file a change of listing information within three Business Days.	\$500	\$750	\$1,000
9.19	Failure to report sales within three Business Days.	\$500	\$750	\$1,000
9.21	Improper withdrawal of a listing.	\$500	\$750	\$1,000
10.3	Failure of Listing Broker to follow "Do Not Show" procedures.	\$500	\$750	\$1,000
10.10	Failure to disclose interest in transaction.	\$500	\$750	\$1,000
11.2	Failure to post the compensation correctly.	\$500	\$750	\$1,000
11.5	Use of terms of offer to attempt to modify offer of compensation.	\$500	\$750	\$1,000
12.1	Unauthorized removal of data from the MLS Database.	\$500	\$750	\$1,000
15.5	Unauthorized placement or non-removal of a lockbox.	\$500	\$750	\$1,000
15.7	Failure to immediately report lost or stolen keypad.	\$500	\$750	\$1,000
15.2	Permitting unauthorized use of keypad; storing access codes with a keypad.	\$1,000	Suspension with right to appeal	Expulsion with right to appeal
15.6	Unauthorized entry to a property without Seller's or Listing Broker's permission.	\$1,000	Suspension with right to appeal	Expulsion with right to appeal
15.10	Permitting unauthorized entry to a property without a Member being present.	\$1,000	Suspension with right to appeal	Expulsion with right to appeal
15.10.1	Wrongful use or removal of lockbox contents.	\$1,000	Suspension with right to appeal	Expulsion with right to appeal
16.5	Failure to submit to arbitration.	\$1,000	Suspension with right to appeal	Expulsion with right to appeal
7.3, 7.4, 7.5, 12.2, 12.6, 2.7, 14.4	Permitting unauthorized use of login, security codes, passwords, or MLS Data.	\$1,000	Suspension with right to appeal	Expulsion with right to appeal
9.23	Solicitation of a listing currently under a listing contract.	****	****	****
10.1	Failure to follow showing instructions.	****	****	****
10.2	Failure to disclose existence of offer.	****	****	****
10.5	Failure to comply with procedures for presentation of offers.	****	****	****
10.6	Failure of Listing Broker to submit all offers to Seller.	****	****	****
10.9	Failure to follow delayed-offer instructions.	****	****	****

\*\*\*\*Subject to disciplinary complaint process as provided in *California Code of Ethics and Arbitration Manual*.