

5.1 (b) If a property is being offered by an Offering Associate “For Lease” only or “For Sale” only, and a cooperating Associate has a prospect for a transaction on the property other than what is being offered (“Alternative Transaction”), such Associate shall contact the Offering Associate to confirm whether an Agency Agreement is currently in effect which covers the Alternative Transaction. If the Alternative Transaction is covered, the cooperating Associate shall continue to have all dealings respecting the property through the Offering Accredited Firm.

5.1 (c) If the Alternative Transaction is not covered, the cooperating Associate and the Offering Associate shall attempt to reach a mutually agreeable resolution regarding representation and commissions PRIOR TO proceeding with negotiations. If they cannot reach an agreement, then the cooperating Associate shall proceed to handle the negotiation and attempt to close the transaction. After the close of the transaction, if the cooperating Associate and the Offering Associate are still not able to reach an agreement on commissions, then either party may institute an arbitration proceeding with the AIR to resolve the dispute.

5.4 (e): Associates shall not allow clients to dictate their professional behavior, nor lower their professional standards for monetary gain even when invited by a client to do so.