

SECTION 81-885.24(15) - SOLICITING LISTING WHEN OWNER HAS AN EXCLUSIVE AGREEMENT

VIOLATION	COMPLAINT	DATE OF ORDER	PENALTY
<p>Section 81-885.24(13) by inducing owners of property he was managing under the employ of Complainant to break their management agreement and to sign new management agreements with him when he terminated his employment; 81-885.24(14) by mailing letters to all owners of property he was managing while in the employ of Complainant, he negotiated directly with said owners knowing that said owners were under contract with his employing Broker; 81-885.24(15) by mailing letters to all owners of property, he solicited discussions with said owners that he would accept property management agreements in the future; and 81-885.24(22) by stating, in letters sent to property owners, that Complainant=s company would not have anyone to manage their property when he left their employ, nor have any maintenance capacity, thereby making substantial misrepresentations.</p>	<p>93-010 - Multi Vest Realty Company, Inc. vs. Donald Thompson</p>	<p>July 2, 1993</p>	<p>Suspend 180 days with last 90 days stayed and served on probation.</p>
<p>Connell violated Neb. Rev. Stat. § 81-885.24(14) - Negotiating a sale, exchange, listing, or lease of real estate directly with an owner or lessor if he or she knows that such owner has a written outstanding listing contract in connection with such property granting an exclusive agency or an exclusive right to sell to another broker or negotiating directly with an owner to withdraw from or break such a listing contract for the purpose of substituting, in lieu thereof, a new listing contract; by contacting, communicating, and/or negotiating with Respondent for the sale of the Property; Neb. Rev. Stat. § 81-885.24(15) - Discussing or soliciting a discussion of, with an owner of a property which is exclusively listed with another broker, the terms upon which the broker would accept a future listing upon the expiration of the present listing unless the owner initiates the discussion; by contacting, discussing, and soliciting a discussion with the Complainant for the sale of the Property; Neb. Rev. Stat. § 81-885.24(29) - Demonstrating negligence, incompetency, or unworthiness to act as a broker, associate broker, or</p>	<p>2018-026 – Lanny Billings vs. Bruce Delmar Connell</p>	<p>April 21, 2020</p>	<p>Stipulation & Consent Order entered April 21, 2020. License is placed on Probation for two (2) years with the first thirty (30) days served on Suspension. Suspension begins on May 21, 2020, and continues thru June 19, 2020, Probation begins June 20, 2020, and continues thru May 21, 2022; plus take an additional six (6) hours of continuing education with three (3) hours each in the areas of Disclosure & Ethics due July 20, 2020.[]</p>

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salesperson, whether of the same or of a different character as otherwise specified in this section; by contacting, discussing, and soliciting a discussion with Complainant for the sale of the Property.	2018-026 – Lanny Billings vs. Bruce Delmar Connell		