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®, therefore, pledge themselves to protect and promote the interests of individual real estate ownership and of the public welfare. This obligation is primary, but it does not relieve REALTORS® of their duty 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.

ARTICLE 2 REALTORS® shall not engage in any practice or take any action inconsistent with exclusive representation of a party or persons on the basis of race, color, religion, sex, handicap, familial status, marital status, national origin, sexual orientation, or gender identity. REALTORS®, in their real estate employment practices, shall not discriminate against any party or persons on the basis of race, color, religion, sex, handicap, familial status, marital status, national origin, sexual orientation, or gender identity. REALTORS® shall mediate the dispute if the Board requires its assistance of one who is competent on such types of property or service that is outside their field of competence unless they engage the assistance of one who is competent on such types of property or service, or unless the facts are fully disclosed to the client. Any persons engaged to provide such assistance shall be so identified to the client and their contribution to the assignment should be set forth.

ARTICLE 10 REALTORS® shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. REALTORS® shall not discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity, in their real estate employment practices. The services which REALTORS® provide to their clients and customers shall conform to the standards of practice and competence which are reasonably expected in the specific real estate disciplines in which they engage specifically, residential real estate brokerage, real property management, commercial and industrial real estate brokerage, land brokerage, real estate appraisal, real estate counseling, real estate syndication, real estate auction, and international real estate. REALTORS® shall not undertake to provide specialized professional services concerning a type of property or service that is outside their field of competence unless they engage the assistance of one who is competent on such types of property or service, or unless the facts are fully disclosed to the client. Any persons engaged to provide such assistance shall be so identified to the client and their contribution to the assignment should be set forth.

ARTICLE 11 REALTORS® shall cooperate with other brokers when cooperation does not impair their representation of a client's interests, but they shall not cooperate when cooperation is not in the client's best interests. The obligation to cooperate does not include the obligation to share commissions, or to otherwise compensate another broker.

ARTICLE 12 REALTORS® shall not acquire an interest in or buy or sell any real property they own, or in which they have any ownership interest, any real property which they have any ownership interest, any real property or property in which they are interested, REALTORS® shall reveal their ownership interest or interest in writing to the purchaser or the purchaser's representative.

ARTICLE 5 REALTORS® shall not undertake to provide professional services concerning a property or its value where they have a present or contemplated interest unless such interest is specifically disclosed to all affected parties.

ARTICLE 3 REALTORS® shall cooperate with other brokers when cooperation does not impair their representation of a client's interests, but they shall not cooperate when cooperation is not in the client's best interests. The obligation to cooperate does not include the obligation to share commissions, or to otherwise compensate another broker.

ARTICLE 7 In a transaction, REALTORS® shall not accept compensation from more than one party, even if permitted by law, without disclosure to all parties and the informed consent of the REALTOR®'s client or clients.

ARTICLE 13 REALTORS® shall not engage in activities that constitute the unauthorized practice of law and shall recommend that legal counsel be obtained when the interest of any party to the transaction requires it.

ARTICLE 14 If charged with unethical practice or asked to present evidence or to cooperate in any other way in any professional standards proceeding or investigation, REALTORS® shall place all pertinent facts before the proper tribunals of the Member Board or affiliated institute, society, or council in which membership is held and shall take no action to disrupt or obstruct such proceedings.