

2026 Calendar

Georgia Instructor
Training (GIT)
October 20-22, 2026
Georgia REALTORS®
Sandy Springs, GA
[Click to Register](#)

[GREC Annual School
Meeting](#)
LaGrange, GA
December 3-4, 2026
[Click to Register](#)

Understanding
Your GREC
Account and CE
Hours Video
Tutorial

[Link to GREC
Disciplinary Actions](#)
View Current
Suspensions and
Revocations

To sign up to
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RENewsletter
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Disclose Disclose

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Case of Listing Expense Reimbursement

A Salesperson, Barley, obtained a listing on a house in Hampton, Georgia, and the owner chose to cancel the listing before the property was sold.

When the Salesperson received the notice of cancellation, she informed the owner that he would be assessed a fee of \$500 for the cancellation of the Brokerage Agreement indicating that the fee was a reimbursement of expenses the Salesperson had incurred in connection with the listing. (The actual expenses were only \$350.)

The actual Brokerage Agreement did not provide for the payment of any costs incurred by the listing Firm or the Licensee. However, the owner felt guilty for cancelling the listing early and obligingly paid the fee to the Broker.

The Salesperson made several bad decisions resulting in violations of the License, Law, Rules, and Regulations.

1. The Salesperson failed to disclose that fee would be charged if the listing was cancelled and it was not included in the Brokerage Agreement either. This is a misrepresentation.
2. The Salesperson failed to disclose and clarify that the costs did not actually equal the \$500 amount being charged.
3. The profit was in effect an undisclosed commission. A Licensee is permitted to collect a fee or reimbursement of expenses provided those terms are agreed upon in writing in advance of the expenses being incurred. If the Licensee stands to make a profit on any expenses on behalf of the client, that fact must be clearly agreed to in advance in writing.
4. The \$2,000 fine the Licensee was charged from the GREC investigation that ensued was much more than the \$150 profit she made on the expense reimbursement. In addition, by deceiving the client, the Licensee lost credibility with the client, the Broker, and the Commission.

September 2026 Meeting - Commission Actions Taken

Cases Sent to the Attorney General for Review and Disposition by Consent Order or by Hearing	0
Cease & Desist Orders Issued	1
Citations Issued	8
Letter of Findings Issued	0
Consent Orders Entered Into	0
Final Orders of Revocation of Licensure	0
Licenses Surrendered After the Commission Initiated an Investigation	0
Cases Closed for Insufficient Evidence or No Apparent Violation	11
Licensing Cases - Applicant has a Criminal Conviction - License Issued	8
Licensing Cases - Applicant has a Criminal Conviction - License Denied	1
Licensee(s) Failed to Make a Written Request for a Hearing Within 60 Days of a Conviction of an Offense	0
Total	29

[Click to review a legend of the disciplinary actions the Commission may impose.](#)

GREC Online Courses

approved for:

1. Being a Broker and Staying Out of Trouble
 - Broker CE
 - License Law
 - Continuing Ed
 - Instructor CE
2. Avoiding Trust Account Trouble
 - Broker CE
 - License Law
 - Continuing Ed
 - Instructor CE
3. Practicing Real Estate & Staying Out of Trouble
 - License Law
 - Continuing Ed
 - Instructor CE

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\$10 Each

Deputy
Commissioner
[Greconnect.com](https://www.grec.state.ga.us/greconnect)
[Link](#)

Georgia Real Estate Infobase

[Click Here](#)

**Georgia Real Estate
Commission**
Suite 1000
International Tower
229 Peachtree Street NE
Atlanta, GA 30303-1605
Phone 404-656-3916

Documentation Tells the Tale

A local brokerage Firm advertised a property on Minor Street in Silver, Georgia, and subsequently closed the transaction. The Commission conducted a random audit of the Firm and requested documentation for three transactions completed within the identified time period. The Broker submitted documentation on the Minor Street property.

The Investigator of the Commission discovered that the Qualifying Broker did not include her License number nor her Firm's License number in the Purchase and Sale Agreement, and there was no formal listing document provided. In fact, by reviewing the timeline of the transaction, it was determined that the Broker failed to obtain the Seller's written permission before placing the advertising of the property in the XYZ multiple listing service.

As a result of the investigation by the Georgia Real Estate Commission, she was issued a Citation for \$800 and was responsible for completing two Commission- approved education courses as well as required to reimburse the Commission for its administrative, investigative, and legal costs and expenses.

Clearly, the Broker did not set a constructive and professional example for the Licenses affiliated with the Firm. The Broker is responsible for providing training to licensed affiliates in the License Law, Rules, and Regulations, and it should be demonstrated by example of the proper procedures and methods to maintain compliance.

Visit the [GREC CONNECT](#) session weekly on Fridays 9:00 AM

GREC CONNECT is a weekly Zoom call with GREC Deputy Commissioner, Kim Yarrington. Every Friday morning at 9:00 AM via the [greconnect.com](https://www.greconnect.com) website, you can join in to listen, learn, and share. Each week the topic is shared through GREC's Facebook™ page and by email. Should you have any questions, contact Kim at kyarrington@grec.state.ga.us.



Focus on Terminology: "Disclosure"

The requirement of disclosure means more than informing a prospect of the agency relationships that may be offered or the potential conflict of interests between parties.

[Merriam-Webster](#) defines Disclose as "to make known or public; to expose or view." Disclosure is synonymous with revelation, exposure, divulgence, admission, confession, or acknowledgement.

While a real estate Licensee must disclose known material facts about a property and conflicts of interest, a Licensee must also disclose any disciplinary actions when applying to renew a License. A Broker answered "no" to the question regarding disciplinary sanctions on his Broker Renewal Application and the Application for Opening a Firm. Not only is this failure to disclose a violation of the License, Law, Rules, and Regulations, but it is also fraud. This particular Licensee was previously grandfathered in regarding continuing education credits. When he was investigated and ordered to complete specific education courses, pay a Citation fee and legal and investigative fees, he then became subject to all the requirements of Continuing Education, including Broker CE and License Law topics.