

Term

Americans with Disabilities Act	A United States act addressing the needs of people with disabilities (physical or mental impairments substantially limiting one or more life activities). For newly constructed or altered places of public accommodation built after 1990, people with disabilities
Equal Credit Opportunity Act	A United States law making it unlawful for creditors to discriminate against applicants on the basis of race, color, religion, national origin, sex, marital status, receiving public assistance, or age (provided the applicant has the capacity to contract).
National Do Not Call Registry	A list of phone numbers from customers who have indicated their preference to limit the telemarketing calls they receive. It was created in 2003 to offer consumers a choice regarding telemarketing calls. This is important legal information for real estate
safe harbor	If a number on the registry is mistakenly called, eligible sellers can meet safe harbor requirements to avoid penalty. The seller must demonstrate that efforts have been made to only call numbers not on the registry.
Uniform Commercial Code	A standardized set of laws adopted to address the transfer and sale of personal property (through bills of sale). This has nothing to do with real property, which uses deeds instead. If a seller wants to sell furniture or other personal property along with

Concept

ADA Standards	A published list of standards for accessibility, buses, rail stations, housing, education, lodging, medical care facilities, and other places of public accommodation.
MLS Anti-Trust Policies	Boards and associations cannot try to control the real estate market by working across brokerages to exclude other brokerages from real estate business or fix prices. Once you choose which brokerage you will work with, you cannot discuss your brokerage's
National Do Not Call Laws	It is against the law for a seller to call (or cause a telemarketer to call) any person whose number is within a given area code unless the seller first has subscribed to and accessed the portion of the Do Not Call Registry that includes numbers within that
Sherman Act in Real Estate	The National Association of Realtors works to ensure that realtor associations and brokerages do not engage in unlawful tying arrangements or boycotts to prevent a competitive marketplace. This includes open criticism of another company's business or business
Sherman Anti-Trust Act	An act protecting consumers against anti-competitive behavior. The law attempts to prevent the artificial raising of prices by restriction of trade or supply.
Showing Buyers Properties	It is an ethics violation to avoid showing a buyer properties because they may not favor you. For example, failing to mention properties because they do not allow for the full commission amount you and the buyer originally agreed upon. There are other ways
standard commission	There is no such thing as a "standard commission", as different brokerages have different commission structures and different ways of doing business. Trying to force another brokerage to do business in the same way that you do is an ethics violation.