

Frequently Asked Questions

How do I know if I will win or not?

There is no single factor that determines procuring cause. Just as there are no two real estate transactions, which are exactly alike, there are no two arbitrations that are the same.

A panel will look at all the facts presented in making its determination.

Isn't it true that the person who writes the contract is always the procuring cause?

No, this is not correct. Writing the offer and negotiating to contract, is certainly important factors and would carry weight in determining procuring cause, but consideration also would be given to the introduction of the property.

As a Realtor, do I have to file for arbitration or can I go to court?

If another Realtor files for arbitration against you and the association deems it arbitrable, you must submit to arbitration to comply with Article 17.

However, if you file in court, and the responding Realtor does not file for arbitration, you have not violated the Code of Ethics.

I am a commercial Realtor and only want commercial men and women on the panel?

If the arbitration involves a specialty such as commercial or property management, the Association will make every effort to ensure there are specialty brokers on the panel, including reaching out into the membership to solicit panelists.

Why can't a salesperson file for arbitration?

The National Association of Realtors policy provides that only brokers can file for arbitration. Salespersons can join the broker in the request but the salesperson is not considered a party to the arbitration.