

**ANTITRUST POLICY FOR THE
GARRETT COUNTY BOARD OF REALTORS®**

The Garrett County Board of Realtors® is comprised of independent members who compete against each other for business as licensed real estate brokers and agents. The purpose of the Garrett County Board of Realtors® is not to play any role in the competitive decisions of its members, and it is prohibited from doing so. Moreover, the members of the Garrett County Board of Realtors® are prohibited from using the Garrett County Board of Realtors®, its services or resources, in any manner that would limit, restrict or interfere with their competition with each other and with other licensed real estate brokers and agents who are not members of the Garrett County Board of Realtors®. To those ends, the Garrett County Board of Realtors® adopts this Antitrust Policy.

1. The Garrett County Board of Realtors® ("GCBR") or any committee, section or activity thereof, shall not be used for the purpose of bringing about or attempting to bring about any understanding or agreement, written or oral, formal or informal, expressed or implied, among two or more members or other competitors with regard to prices, fees, commission rates, or terms and conditions of contracts for services. Therefore, discussions and exchanges of information about such topics will not be permitted at GCBR meetings or other activities.

2. AT GCBR meetings, functions and other activities, there shall be no discussions about discouraging the patronage of, or discouraging the acquisition of services or products from, any supplier of services or products; and there shall be no discussions about encouraging exclusive dealings with any such suppliers. This prohibition shall not preclude genuine discussions about the quality or suitability of any particular service or product provided by any such service or product provider.

3. At all GCBR meetings, functions and other activities, there shall be no discussions discouraging the rendition of services to any particular person, entity or group.

4. At all GCBR meetings, functions and other activities, there shall be no discussions discouraging the cooperation with any particular licensed real estate broker, including those who are members of the GCBR and those who are not.

5. At all GCBR meetings, functions and other activities, there shall be no discussions about allocating or dividing geographic or service markets or customers.

6. At all GCBR meetings, functions and other activities, there shall be no discussions about restricting, limiting, prohibiting or sanctioning any advertising or solicitation that is not false, misleading, deceptive or in violation of applicable laws or regulations.

7. At all GCBR meetings, functions and other activities, there shall be no discussions about discouraging entry into or competition in any segment of the marketplace.

8. At all GCBR meetings, functions and other activities, there shall be no discussions about whether the practices of any member, actual or potential competitor, or other person are unethical or anticompetitive, unless the discussions or complaints follow the prescribed due process provisions of the GCBR Bylaws.

9. Certain activities of the GCBR and its members are deemed protected from antitrust laws under provisions of the United States Constitution and the Maryland Declaration of Rights that guaranty individuals the right to petition government. The antitrust exemption for these activities, referred to as the "Noerr-Pennington Doctrine," protects ethical and proper actions for discussions by members designed to influence: (A) legislation at the national, state or local level; (B)

regulatory or policy-making activities (as opposed to commercial activities) of a governmental body; or (C) decisions of judicial bodies. However, the exemption does not protect actions designed to cover up anticompetitive conduct.

10. Speakers at GCBR meetings, functions and other activities, including, without limitation, educational meetings, shall be informed that they must comply with the association's antitrust policy in the preparation and presentation of their remarks.

11. All GCBR meetings shall follow a written agenda. Minutes will be prepared after the meeting to provide a concise summary of matters discussed and actions taken or conclusions reached.

12. Informal discussions at any GCBR meetings, functions or other activities must comply with this policy.

13. Each member of the GCBR must acknowledge receipt of a copy of this policy and must agree to comply with it.

14. Each attendee of a GCBR meeting, function or other activity (other than a purely social activity) must sign a form indicating that he/she has been reminded of this policy. (The omission of the form from purely social activities DOES NOT mean that the policy does not apply to such activities.)

15. Any member who hears another member discussing any matter in violation of this policy shall immediately advise the other member of the policy and shall terminate the conversation.

16. Nothing in this policy shall prohibit the discussion of genuine issues concerning whether certain conduct complies, or would comply, with (A) applicable laws or regulations, or (B) ethical codes adopted by the National Association of Realtors®, the Maryland Association of Realtors®, or the GCBR that are not designed to limit, restrict or interfere with competition among real estate professionals. In

construing this policy, members may presume that any such law, regulation or ethical code provision is not designed to limit, restrict or interfere with competition among real estate professionals unless the member has been advised to the contrary by an attorney or a government official whose job includes interpreting or enforcing antitrust laws.

This Antitrust Policy was approved as continuing in full force and effect at a meeting of the Directors of the Garrett County Board of Realtors® the _7th__ day of _____June_____ 2006.

FRED WASHBURN
President

SCOTT JOHNSON
Secretary