

REAL ESTATE AGENTS ERRORS & OMISSIONS

As part of her representation services, a realtor prepared a mock closing statement for a client, which was meant to be used as a guide to calculate the amount of cash needed to purchase a property in their price range. The statement contained errors, causing the buyer to save less than needed to close on the home. Due to lack of funds, the sale did not go through at closing. The buyer sued for misrepresentation.

A minority couple was relocating and used a real estate agent they discovered on the Internet. The clients flew into the area to take a look at homes and discovered that they were only being shown homes in areas predominately inhabited by minorities. When they asked if these were the only homes available that fit their criteria and price range, the realtor stated that these were the only properties available. After retaining the services of another realtor, the couple discovered that there were many other properties available and sued the original realtor for discrimination.

A couple purchased an existing property and then after closing, discovered that there was termite damage that had not been disclosed. After getting a large repair estimate, they sued the realtor for failing to disclose this information.

A couple asked their realtor which school district the residence was located in. The real estate agent mistakenly told the couple the wrong school district. The couple purchased the property and discovered that their children were to attend a different/inferior school district. They sued the realtor for misrepresentation.

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