



Case Summary

Respondent's Name:	Elaine Adele Woodley
Forum:	Discipline Committee
Decision:	In violation of the Code of Ethics Fine of \$6,000.00 and completion of the RECO "Compliance and Ethics in Real Estate, Part I" course
Date of Decision:	February 10, 2021

Summary

Woodley represented the sellers of a property. Woodley's seller clients accepted an offer ("First Offer") from Buyer A that was conditional on financing, home inspection and appraisal. Before the conditions on the First Offer were fulfilled or waived, Woodley presented an offer from Buyer B ("Second Offer"), which was conditional on financing. Woodley did not insert a clause making the Second Offer conditional of the failure of the First Offer. Woodley's accepted the Second Offer. When the conditions on the First Offer were fulfilled, Woodley's clients were at risk of being bound by agreements with two different buyers.

The Discipline Committee found that Woodley failed to comply with sections 3, 4, 5 and 38 of the Code of Ethics, and she was ordered to pay a fine of \$6,000.00 and to successfully complete the RECO "Compliance and Ethics in Real Estate, Part I" course.

[Read the complete Discipline Committee decision.](#)