

Legal/Regulatory Action: [FREC Policy \(formal action\)](#) Informal Update in 2018

The Florida Real Estate Commission has developed a policy on the kinds of activities that are permissible for an unlicensed assistant to perform. (Revised on Sept. 2009)

Permissible Activities of an Unlicensed Assistant:

Answer the phone and forward calls.

Submit listings and changes to any multiple listing service.

Follow up on loan commitments after a contract has been negotiated and generally secure status reports on the loan progress.

Assemble documents for closing.

Secure documents (public information) from courthouse, utility district, etc.

Have keys made for company listings.

Write ads for approval of licensee and supervision broker, and place advertising (newspaper ads, etc.); prepare flyers and promotional information for approval by licensee and supervising broker.

Receive, record and deposit earnest money, security deposits and advance rents.

Type contract forms for approval by licensee and supervising broker.

Monitor licenses and personnel files.

Compute commission checks.

Place signs on property.

Order items of repair as directed by the licensee.

Prepare flyers and promotional information for approval by licensee and supervising broker.

Act as a courier service to deliver documents.

Place routine telephone calls on late rent payments.

Schedule appointments for licensee to show listed property.

Be at an open house for:

- a. security purposes
- b. hand out materials (brochures); may not answer questions. Direct all questions to licensee.

Answer questions concerning a listing from which the answer must be obtained from licensed employer-approved printed information and is objective in nature (not subjective comments).

Gather information for a CMA.

Gather information for an appraisal.

Hand out objective, written information on a listing or rental.

Unlicensed assistants may not:

Auction or attempt to auction real property of another for compensation;

Advertise or attempt to advertise real property of another for compensation;

Undertake to list or sell one or more timeshare periods per year on behalf of another individual or entity for compensation.

Negotiate or agree to any commission split or referral fee on behalf of a licensee.