

**ARIZONA DEPARTMENT OF REAL ESTATE (ADRE)
INVESTIGATION REQUEST (INV-800)**

The Arizona Department of Real Estate, under the direction of the Real Estate Commissioner, enforces Arizona's Real Estate laws, Title 32 Chapter 20 of the Arizona Revised Statutes (A.R.S.). Part of that responsibility is investigating complaints from individuals who believe a licensee of the Department violated this law and/or the Real Estate Commissioner's Rules in the Arizona Administrative Code (A.A.C.).

ARS § 32-2108 requires that complaints filed with the Department be in writing and signed by the complainant. The complaint must allege conduct by a real estate licensee that violates Department laws and rules. Completing this form, signing it, and submitting it to the Investigations Division of the Department of Real Estate, triggers the investigative process.

A.R.S. § 41-1010 states: "...The name of the complainant shall be public record unless...the release...may result in substantial harm to any person." All complaints become a matter of public record when the review or investigation is concluded.

Filing this Complaint Form does not stop you from pursuing mediation or civil action against a real estate professional that may have damaged you financially.

ETHICS COMPLAINTS

You may also file a complaint with the Arizona Association of Realtors®. Approximately half of all real estate brokers and agents in Arizona are members of an association. Members of the Arizona Association of REALTORS® subscribe to a "Code of Ethics" which is a higher standard of professional conduct than that imposed by law. These associations conduct hearings on ethics complaints against their members.

This Department does not investigate violations of the "Code of Ethics", Homeowners Associations (HOA), CC&R, Landlord Tenant disputes, construction defects, Homeowner's Insurance, mortgage and title issues, Earnest money disputes, and Commission disputes between licensees.

PLEASE PRINT IN BLACK INK OR USE A COMPUTER/TYPEWRITER

DETAILS ABOUT YOUR COMPLAINT

Attach separate 8-1/2 by 11-inch sheets of paper as necessary. Please include the following information.
A complaint cannot be investigated should sufficient information not be provided.

1. Provide a **written statement** of who did what, what happened, when it happened, where it happened and how it happened. Who witnessed it? Be specific. List events in chronological order. Was a document signed? Was a promise or representation made? If so, what was written or verbal? Use the actual words as closely as you can remember.

2. Provide a **complete copy of all supporting document(s)** as attachments. This includes contracts, closing documents, cancelled checks, receipts, title documents, letters, e-mails, etc.

Failure to provide any or all documents that support your position could delay the processing of your complaint. If you develop additional information you may e-mail the Investigations Division at www.azre.gov for assistance.

The Manager of Investigations reviews all complaints and assigns each to an investigator. Investigators prioritize cases according to the severity of the issue, Department time-frame policies and available resources.

Type of Complaint

Failure to Disclose Information

Property Management

Cemetery Violation

Other _____

Illegal Subdivision

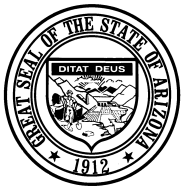
Public Report Violation

Unlicensed Activity

Illegal Advertising

Timeshare Violation

Trust Account Violations



Arizona Department of Real Estate (ADRE)

Investigations Division

www.azre.gov

Investigations@azre.gov

Janice K. Brewer
Governor

Judy Lowe
Commissioner

2910 N. 44th Street, Phoenix, AZ 85018

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LEGAL ACTION

Are you represented by an attorney in this matter? Yes ___ No ___ Have you filed a lawsuit? Yes ___ No ___			
Represented by an Attorney? Yes ___ No ___		Attorney's Name:	
Law Firm:			
Address:		City	State
Phone Number: ()		Zip Code:	

THIS COMPLAINT IS AGAINST THE FOLLOWING PERSON:

Please provide all requested information in the spaces provided. Please "DO NOT" write "See Attached"

Mr./Ms. First Name:				Middle Initial:		Last Name:	
Address:							
City:		State:		Zip Code:		Phone Number: ()	
Company Name:				Designated Broker Name:			
Address:				City		State	
				Zip Code:			

COMPLAINANT-YOUR NAME AND ADDRESS

Mr./Ms. First Name:		Middle Initial:		Last Name:	
Address		State:		Zip Code:	
Home Phone: ()			Work Phone: ()		
E-Mail:					

CERTIFICATION

Under penalty of perjury, I swear that this complaint, consisting of ___ pages, is true and accurate to the best of my knowledge.		
Complainant Signature:		Date:

Americans with Disabilities Act

The Department of Real Estate complies with American Disabilities Act. Persons with disabilities may request reasonable accommodations such as interpreters, alternative formats or assistance with physical disability. Requests for accommodations must be made with 72 hours prior notice. If you require special accommodations, please contact the Department at (602) 771-7767.