

OMBUDSMAN PROCESS

The definition of Ombudsman for REALTORS – The Ombudsman Program in its simplest definition is informal telephone mediation. In some cases it can address and solve minor complaints from the public. It can also solve inter-REALTOR conflicts before they become serious problems. Like a mediator, an Ombudsman helps parties find solutions.

What is the BWAOR Ombudsman Program?

Ombudsman Procedures adopted by the BWAOR are intended to provide enhance communications and initial problem-solving capacity to the professional standards process. BWAOR is charged with the responsibility of receiving and resolving ethics complaints, and hearing arbitration disputes filed against its members. An Ombudsman can respond to general questions regarding real estate practices, transaction details, ethical practice and enforcement issues.

How Will I Know to Ask for an Ombudsman?

Many complaints do not expressly allege violations of specific articles of the REALTOR Code of Ethics and may not concern conduct related to the Code. Some complaints are transaction, technical, and procedural questions that can be readily responded to. Some complaints are due strictly to lack of communication. These types of issues may be appropriate for the Ombudsman program.

What are REALTOR Ombudsman Benefits?

You can receive non-judgmental real estate related information in a timely manner and at no cost.

What the Ombudsmen will NOT Do

- Adjudicate/make the final decision
- Give legal advice
- Determine who is right or wrong
- Disclose communications – Process is CONFIDENTIAL
- Make any written record of discussions and/or agreements

Who are the Ombudsmen

REALTORS appointed to be Ombudsmen must:

- Meet criteria for extensive real estate experience
- Demonstrate objectivity
- Possess extensive knowledge of the REALTOR Code of Ethics and best practices

How Does the Ombudsman Process Work?

The BWAOR Chief Executive Officer will assemble information to be sent to the BWAOR Ombudsman via e-mail. This information may include:

- Name, phone number and role of the complainant (buyer, seller, agent, broker, etc.)
- Name, phone number, and role of the respondent (buyer, seller, agent, broker, etc.)
- If the respondent is an agent, the name of principal and/or managing broker

The BWAOR Ombudsman will make all necessary contacts in an attempt to resolve the complaint. If the Ombudsman efforts are effective, there is no further action necessary. If the efforts are not successful in resolving the Complainant's issues, the Ombudsman will advise the Complainant about the next step(s) in the complainant process.