

**UNITED STATES OF AMERICA
BEFORE FEDERAL TRADE COMMISSION**

In the Matter of

AUSTIN BOARD OF REALTORS,

a corporation.

Docket No. _____

AGREEMENT CONTAINING CONSENT ORDER

The Federal Trade Commission (“Commission”), having initiated an investigation of certain acts and practices of the Austin Board of Realtors (“ABOR” or “Respondent”), and it now appearing that ABOR is willing to enter into an Agreement Containing Consent Order (“Consent Agreement”) to cease and desist from certain acts and practices, and providing for other relief with respect to such practices:

IT IS HEREBY AGREED by and between Respondent, by its duly authorized officers and attorneys, and counsel for the Commission that:

1. Respondent Austin Board of Realtors is an association of more than 5,000 real estate professionals and is a not for profit corporation organized, existing and doing business under and by virtue of the laws of the State of Texas. Respondent’s principal place of business is at 10900 Stonelake Boulevard, Suite 100, Austin, Texas 78759.
2. Respondent admits all the jurisdictional facts set forth in the draft Complaint here attached.
3. Respondent waives:
 - (a) any further procedural steps;
 - (b) the requirement that the Commission’s Decision and Order, here attached and made a part hereof, contain a statement of findings of fact and conclusions of law;
 - (c) all rights to seek judicial review or otherwise to challenge or contest the validity of the Order entered pursuant to this Consent Agreement; and
 - (d) any claim under the Equal Access to Justice Act.

4. This Consent Agreement shall not become part of the public record of the proceeding unless and until it is accepted by the Commission. If this Consent Agreement is accepted by the Commission it, together with the draft of Complaint contemplated thereby, will be placed on the public record for a period of thirty (30) days and information in respect thereto publicly released. The Commission thereafter may either withdraw its acceptance of this Consent Agreement and so notify Proposed Respondent, in which event it will take such action as it may consider appropriate, or issue and serve its Complaint (in such form as the circumstances may require) and Decision and Order, in disposition of the proceeding.

5. This Consent Agreement is for settlement purposes only and does not constitute an admission by Proposed Respondent that the law has been violated as alleged in the draft Complaint here attached, or that the facts as alleged in the draft Complaint, other than jurisdictional facts, are true.

6. This Consent Agreement contemplates that, if it is accepted by the Commission, and if such acceptance is not subsequently withdrawn by the Commission pursuant to the provisions of Commission Rule 2.34, 16 C.F.R. § 2.34 (2004), the Commission may, without further notice to Respondent, (1) issue and serve its Complaint corresponding in form and substance with the draft Complaint here attached, (2) issue and serve its Decision and Order to cease and desist in disposition of the proceeding, and (3) make information public in respect thereto. When final, the Decision and Order shall have the same force and effect and may be altered, modified or set aside in the same manner and within the same time provided by statute for other orders. The Decision and Order shall become final upon service. Delivery of the Complaint and Decision and Order to Respondent by any means specified in Commission Rule 4.4(a), 16 C.F.R. § 4.4(a) (2004), shall constitute service. Respondent waives any right it may have to any other manner of service. The Complaint may be used in construing the terms of the Decision and Order, and no agreement, understanding, representation, or interpretation not contained in the Decision and Order or the Consent Agreement may be used to vary or contradict the terms of the Decision and Order.

7. Respondent has read the draft Complaint and Decision and Order contemplated hereby. By signing this Consent Agreement, Respondent represents that the full relief contemplated by this Consent Agreement can be accomplished. Respondent understands that once the Decision and Order has been issued, it will be required to file one or more compliance reports showing that it has fully complied with the Decision and Order. Respondent agrees to comply with the terms of the Decision and Order from the date it signs this Consent Agreement. Respondent further understands that it may be liable for civil penalties in the amount provided by law for each violation of the Decision and Order after it becomes final.

Signed this ____ day of ____ 2006:

Austin Board of Realtors
By:

David M. Foster
President and Chief Executive Officer

Joseph R. Knight, Esq.
Baker Botts, LLP
Counsel for the Austin Board of Realtors

Signed this ____ day of ____ 2006:

Federal Trade Commission
Bureau of Competition
By:

Peggy Bayer Femenella
Joel Christie
Attorneys
Bureau of Competition

Approved:

Patrick J. Roach
Deputy Assistant Director
Bureau of Competition

Geoffrey Oliver
Assistant Director
Bureau of Competition

Jeffrey Schmidt
Director
Bureau of Competition