



KENTUCKY REAL ESTATE COMMISSION

656 Chamberlin Avenue, Suite B
Frankfort, Kentucky 40601
(502) 564-7760
<http://krec.ky.gov>

SWORN STATEMENT OF COMPLAINT

INSTRUCTIONS

- This is the form you must file to make a consumer complaint against a real estate professional licensed by the Kentucky Real Estate Commission (“KREC”).
- You must file this complaint with the KREC within one (1) year of when you knew or should have known of the facts that serve as the basis for the complaint or it will be time barred.
- Complete this form concisely, including all pertinent facts, and attach copies of all documents relevant to your claim. These include, but are not limited to, contracts, emails, text messages, photographs, social media posts, and any other documents as required by 201 KAR 11:190.
- Include the names and contact information for all witnesses to relevant to the claim. At any point, you may attach additional pages as necessary.
- This complaint must be notarized and submitted to the KREC on 8 ½ x 11 inch paper without staples or it will be returned.
- You may submit exhibits on a disk or USB drive if your supporting evidence is in an electronic form.
- You must allege facts which, if true, would constitute a violation of KRS 324.160 by a licensee of the KREC.
- The KREC will NOT consider:
 - Disputes between its licensees that do not involve violations of KRS 324.160;
 - Matters of contractual interpretation or attempts to enforce contractual obligations;
 - Actions against a seller that does not hold a real estate license; or
 - Violations of the Realtor® Code of Ethics.
- If you intend to make a damages claim:
 - You must allege that the licensee committed fraud as defined by 201 KAR 11:011 that resulted in the actual damages that you claim;
 - The damages you allege must be specifically related to the property – you will not be compensated for collateral costs or emotional damages; and
 - You must attach an additional sheet clearly detailing the damages claimed. For each item of damage, explain the amount of damage claimed for that item and how it is specifically related to the property. Attach any and all documents to support your damage claim, including names and contact information for all witnesses necessary to prove the claim.



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Case No.
(OFFICE USE ONLY)

SWORN STATEMENT OF COMPLAINT

Complainant Full Legal Name

Address

City

State

Zip

Phone

Email

Co-Complainant Full Legal Name

Address

City

State

Zip

Phone

Email

Respondent

Address

City

State

Zip

Phone

Email

Respondent

Address

City

State

Zip

Phone

Email

Real Estate Company

Principal Broker

Company Address

City

State

Zip



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What date did you first become aware of the problem? _____

Is the Complainant or Co-Complainant a licensed real estate agent or broker? Yes No

Was the home sold at auction? Yes No

If so, who was the auctioneer? _____

Are you also filing a complaint with the Kentucky Board of Auctioneers? Yes No

Was there a home inspection? Yes No

If so, who was the inspector? _____

Are you also filing a complaint with the Kentucky Board of Home Inspectors? Yes No

Was there a real estate appraisal? Yes No

If so, who was the appraiser? _____

Are you also filing a complaint with the Kentucky Real Estate Appraisers Board? Yes No

Have you communicated in writing (letter / text / email) with any respondent regarding the subject matter of the complaint? Yes No

If so, please attach copies of those communications and any responses you received.

Has legal action been initiated in this case? Yes No

If so, please attach copies of all legal pleadings filed in the case.

If so, please provide contact information for your lawyer if you have one.

Attach copies of any and all documents that support your Complaint, including, but not limited to names and contact information of all witnesses, copies of all written communications with witnesses relevant to the events surrounding the Complaint; and the following documents:

	Attached	Not Attached
1. Listing Contract	<input type="checkbox"/>	<input type="checkbox"/>
2. Purchase Contract	<input type="checkbox"/>	<input type="checkbox"/>
3. Seller's Disclosure Form	<input type="checkbox"/>	<input type="checkbox"/>
4. Agency Consent Agreement	<input type="checkbox"/>	<input type="checkbox"/>
5. Guide to Agency Relationships	<input type="checkbox"/>	<input type="checkbox"/>
6. Settlement Statement	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: You must explain in writing why any required documents are not attached.

COMPLAINT DETAILS

In the space provided below, describe the facts of your complaint in the order in which they occurred, stating the specific provisions of KRS Chapter 324 or 201 KAR Chapter 11 you allege were violated.

Please either type or print clearly. You may attach additional sheets if necessary.



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CERTIFICATION

I certify that the information provided in this Complaint and all attachments is true and accurate to the best of my knowledge. I realize the serious nature of filing such a complaint and realize that there may be penalties for false or misleading statements concerning such complaint.

Complainant Name Printed: _____	
Complainant Signature: _____ Date: _____	
Sworn to before me this _____ day of _____,	Notary Seal
Notary Public State of _____	
County of _____	
My Commission Expires _____	
Notary Signature _____	

Co-Complainant Name Printed: _____	
Co-Complainant Signature: _____ Date: _____	
Sworn to before me this _____ day of _____,	Notary Seal
Notary Public State of _____	
County of _____	
My Commission Expires _____	
Notary Signature _____	