325N.04 VIOLATIONS.

It is a violation for a solicitor to:

(1) claim, demand, charge, collect, or receive any compensation until after the solicitor has fully performed each and every service the solicitor contracted to perform or represented he or she would perform;

(2) claim, demand, charge, collect, or receive any fee, interest, or any other compensation for any reason which exceeds eight percent per annum of the amount of any loan which the solicitor may make to the owner. Such a loan must not, as provided in clause (3), be secured by the covered residence or any other real or personal property;

(3) take any wage assignment, any lien of any type on real or personal property, or other security to secure the payment of compensation. Any such security is void and unenforceable;

(4) receive any consideration from any third party in connection with services rendered to an owner unless the consideration is first fully disclosed to the owner;

(5) acquire any interest, directly or indirectly, or by means of a subsidiary or affiliate in a covered residence from an owner with whom the solicitor has contracted;

(6) take any power of attorney from an owner for any purpose, except to inspect documents as provided by law; or

(7) induce or attempt to induce any owner to enter a contract which does not comply in all respects with sections 325N.02 and 325N.03.

History: *2004 c 263 s 4,26; 2007 c 106 s 3,22; 2008 c 341 art 5 s 23; 2021 c 7 s 8*