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**BEFORE THE REAL ESTATE COMMISSION**

**STATE OF NEVADA**

JOSEPH R. DECKER, Administrator,  
REAL ESTATE DIVISION, DEPARTMENT  
OF BUSINESS & INDUSTRY,  
STATE OF NEVADA,

Case No. RES 14-02-44-515

Petitioner,

vs.

STEVEN ABOULAFIA,

Respondent.

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

This matter came on for hearing before the Nevada Real Estate Commission, Department of Business and Industry, State of Nevada ("Commission") on April 21, 2015 at 555 E. Washington Avenue, Room 2450, Las Vegas Nevada, 89101. Present were Commissioners Richard Johnson, Norma Jean Opatik, Sherrie Cartinella. Neil Schwartz and Devin Reiss. The Respondent, Steven Aboulafia was present and represented by James Kent. Kimberly A. Arguello, Senior Deputy Attorney General appeared on behalf of Petitioner.

**FINDINGS OF FACT**

The following witnesses testified during the hearing; Susan Clark, licensing manager, Respondent Aboulafia, Marcelle Hoskins and Jay Dana. All documentary evidence submitted by each side was admitted into evidence and considered by the Commission.

The Commission, based upon the evidence presented during the Hearing, finds that there is a preponderance of evidence in the record to establish each of the following Findings of Fact:

1. RESPONDENT, at the relevant times mentioned in this Complaint, was licensed as a salesperson, license number SD.0040153, and is currently active and subject to the jurisdiction of the Division and the provisions of NRS chapter 645 and NAC chapter 645.

2. On November 5, 2013, RESPONDENT was adjudicated guilty pursuant to a Plea Agreement entered into by RESPONDENT to one count of the felony of harboring illegal

1 aliens in violation of Title 8, United States Code, Sections 1324 (a)(1)(A)(iii) and 1324  
2 (a)(1)(B)(i).

3 3. RESPONDENT admits that leased apartments in his name for use as residential  
4 brothels in Washington, Illinois and Virginia.

5 4. The felony conviction relates to the practice of the licensee and is a crime  
6 involving fraud, deceit, misrepresentation or moral turpitude.

7 5. RESPONDENT failed to notify the Division of the conviction and guilty plea to  
8 the Division within ten days.

9 **CONCLUSIONS OF LAW**

10 Based upon the findings of fact, the Commission hereby finds by a  
11 preponderance of the evidence the following violations of law:

12 6. RESPONDENT violated NRS 645.995 by failing to notify the Division of the  
13 felony conviction and plea agreement.

14 7. RESPONDENT violated 645.633(1)(d)(1) and/or NRS 645.633(1)(d)(2) by being  
15 convicted of a felony relating to the practice of the licensee and/or a crime involving fraud,  
16 deceit, misrepresentation or moral turpitude.

17 **ORDER**

18 The Commission being fully apprised in the premises, and good cause appearing to the  
19 Commission, IT IS HEREBY ORDERED THAT:

20 1. The RESPONDENT shall pay to the Division a total fine of \$21,072.88. The  
21 total fine reflects a fine of \$10,000.00 for each of the above violations of law and plus  
22 \$1,072.31 for hearing and investigative costs. Respondent shall pay the total fine to the  
23 Division within six months of the effective date of this Order.

24 2. RESPONDENT shall attend three hours of "What Every Licensee Should Know"  
25 continuing education, three hours of Ethics designated courses, three hours of agency and three  
26 hours of Contracts designated courses, all to be completed within six months of the Effective  
27 Date of the Commission's Order. The hours must be live education and will not count towards  
28 Respondent's continuing education requirements.

Attorney General's Office  
555 E. Washington, Suite 3900  
Las Vegas, NV 89101

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3. Respondent's license shall be immediately suspended if he fails to timely pay the fine or to attend and complete the above continuing education. The suspension of Respondent's license shall continue until the fine is paid in full and the continuing education is completed.

4. The Division may institute debt collection proceedings for failure to timely pay the total fine.

5. The Commission retains jurisdiction for correcting any errors that may have occurred in the drafting or issuance of this Order.

This Order shall become effective on the 3<sup>RD</sup> day of February, 2015.

Dated this 27 day of October, 2015.

NEVADA REAL ESTATE COMMISSION

By: Richard K. Johnson  
RICHARD K. JOHNSON