

**FILED**

AUG 06 2018

REAL ESTATE COMMISSION  
BY *[Signature]*

BEFORE THE REAL ESTATE COMMISSION  
STATE OF NEVADA

SHARATH CHANDRA, Administrator,  
REAL ESTATE DIVISION, DEPARTMENT  
OF BUSINESS & INDUSTRY,  
STATE OF NEVADA,

Case No. 2017-1167

Petitioner,

vs.

JASON FARRANT,

Respondent.

**COMPLAINT AND NOTICE OF HEARING**

The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY OF THE STATE OF NEVADA ("Division") hereby notifies RESPONDENT JASON FARRANT ("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL ESTATE COMMISSION ("Commission"). The hearing will be held pursuant to Chapters 233B and Chapter 645 of the Nevada Revised Statutes ("NRS") and Chapter 645 of the Nevada Administrative Code ("NAC"). The purpose of the hearing is to consider the allegations stated below and to determine if the RESPONDENT should be subject to an administrative penalty as set forth in NRS 645.235 and/or NRS 622.400, and the discipline to be imposed, if violations of law are proven.

**JURISDICTION**

RESPONDENT engaged in activities which require a license as a real estate broker, real estate broker-salesperson, or real estate salesperson, and a permit to engage in property management, issued by the Division and is, therefore, subject to the jurisdiction of the Division and the Commission, and the provisions of NRS and NAC 645.

**FACTUAL ALLEGATIONS**

1. RESPONDENT has never obtained from the Division a real estate license or a permit to engage in property management.
2. RESPONDENT engaged in property management activities for real properties located at 2408 Tam Drive, Las Vegas, Nevada, and 312 West Cleveland Avenue, Las Vegas, Nevada.



1 Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada 89102,  
2 commencing at 9:00 a.m., and on September 12, 2018, should business not be concluded, starting  
3 at 9:00 a.m. at the Nevada State Business Center, 3300 West Sahara Avenue, 4th Floor – Nevada  
4 Room, Las Vegas, Nevada 89102.

5 **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the same  
6 time as part of a regular meeting of the Commission that is expected to last from September 10  
7 through September 12, 2018, or earlier if the business of the Commission is concluded. Thus,  
8 your hearing may be continued until later in the day or from day to day. It is your responsibility  
9 to be present when your case is called. If you are not present when your hearing is called, a  
10 default may be entered against you and the Commission may decide the case as if all allegations  
11 in the complaint were true. If you have any questions please call Rebecca Hardin, Commission  
12 Coordinator (702) 486-4074.

13 **YOUR RIGHTS AT THE HEARING:** except as mentioned below, the hearing is an open  
14 meeting under Nevada’s open meeting law, and may be attended by the public. After the evidence and  
15 arguments, the commission may conduct a closed meeting to discuss your alleged misconduct or  
16 professional competence. A verbatim record will be made by a certified court reporter. You are  
17 entitled to a copy of the transcript of the open and closed portions of the meeting, although you must  
18 pay for the transcription.

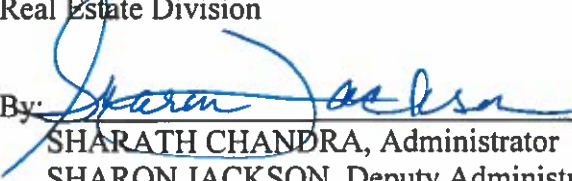
19 As the Respondent, you are specifically informed that you have the right to appear and be heard  
20 in your defense, either personally or through your counsel of choice. At the hearing, the Division has  
21 the burden of proving the allegations in the complaint and will call witnesses and present evidence  
22 against you. You have the right to respond and to present relevant evidence and argument on all issues  
23 involved. You have the right to call and examine witnesses, introduce exhibits, and cross-examine  
24 opposing witnesses on any matter relevant to the issues involved.

25 You have the right to request that the Commission issue subpoenas to compel witnesses to  
26 testify and/or evidence to be offered on your behalf. In making the request, you may be required to  
27 demonstrate the relevance of the witness’ testimony and/or evidence. Other important rights you have  
28 are listed in NRS 645.680 through 645.990, NRS Chapter 233B, and NAC 645.810 through 645.875.


1 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or  
2 NAC 645 and if the allegations contained herein are substantially proven by the evidence  
3 presented and to further determine what administrative penalty is to be assessed against the  
4 RESPONDENT, if any, pursuant to NRS 645.235, 645.633 and or 645.630.

5 DATED this 3<sup>RD</sup> day of August, 2018.

6 State of Nevada  
7 Department of Business and Industry  
8 Real Estate Division

9 By:   
10 SHARATH CHANDRA, Administrator  
11 SHARON JACKSON, Deputy Administrator  
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13 Las Vegas, Nevada 89102

14 ADAM PAUL LAXALT  
15 Attorney General

16 By:   
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