



DEPARTMENT OF BUSINESS AND INDUSTRY  
**REAL ESTATE DIVISION**

www.red.nv.gov

April 19, 2019

Certified Mail #: 7017 1450 0000 8967 8005

Katherine Hunter  
939 Outrigger Ct.  
Las Vegas, NV 89123

RE: NRED v Katherine Hunter  
Case No: 2017-2158

Ms. Hunter:

Enclosed you will find the Decision entered by the Nevada Real Estate Commission at the meeting held March 26-27, 2019 in Las Vegas, Nevada. This is the fully executed copy for your records.

The Commission has ordered the following:

- Respondent pay a total of \$30,932.38 to the Division. The total fine reflects a fine of \$30,000.00 plus hearing and investigative costs of \$932.38; and
- Respondent's salesperson's license is hereby revoked.

Effective Date of Order: **May 19, 2019**

Payment Due Date: **August 17, 2019**

**NOTE: Your fine and/or cost of hearing totals \$10,000.00 or more. Please be aware that pursuant to NRS 353.1467 your payment must now be made electronically. For details on how to submit your electronic payment, please see Informational Bulletin #016 (included) or contact the Department of Business and Industry's Management Analyst Grace Hilgar-Devito at 702-486-5134 or email at [ghilgar@business.nv.gov](mailto:ghilgar@business.nv.gov).**

Please note that the Division staff does not have the authority to extend the due date for your fine which was ordered by the Commission. If you find that you are unable to meet the required due date, you will need to request in writing that you be placed on the agenda for a Commission hearing in which Respondent will be allowed to request an extension from the Commission. This request should be made several months prior.

Sincerely,



Evelyn Pattee  
Commission Coordinator  
Telephone: (702) 486-4074  
Email: [epattee@red.nv.gov](mailto:epattee@red.nv.gov)

Enclosures as indicated

cc: Sharath Chandra, Administrator  
Dennis Belcourt, Deputy Attorney General  
Compliance Section  
Licensing Section  
Education Section  
Fiscal

DEPARTMENT OF BUSINESS AND INDUSTRY  
**REAL ESTATE DIVISION**

[realest@red.nv.gov](mailto:realest@red.nv.gov)

<http://red.nv.gov/>

## REQUIREMENTS FOR ELECTRONIC PAYMENTS IN EXCESS OF \$10,000

Per Nevada Revised Statutes (NRS) 353.1467, all payments of **\$10,000 or more** remitted to the Nevada Real Estate Division (NRED) must be made electronically via wire transfer (Fedwire) or Automatic Clearing House (ACH). This requirement does not apply to payments under \$10,000. Payments less than \$10,000 may still be made via check, money order or cash (exact change).

Prior to the initiation of **EACH** electronic payment to NRED, please complete the Incoming Funds Deposit Form, and contact Grace Hilgar-Devito, Management Analyst, at (702) 486-5134 or by email at [ghilgar@business.nv.gov](mailto:ghilgar@business.nv.gov) for bank routing details and further instructions. This is necessary to ensure that your payment is applied to the appropriate account. All electronic payments to NRED are received by the Office of the State Treasurer, so notification is required each time a payment is made to make certain that the payment is received by NRED. Additionally, all electronic payments to NRED should include the following: Name of Organization/Remitter; NRED's 3 digit Agency Number: "748"; the program or purpose of the remittance; and any additional relevant descriptions (i.e. license or registration number, association name, commission order, etc.) that helps to properly identify the payment.

For all homeowners associations that meet the \$10,000 or more threshold, the association is required to perform the following steps to complete this process:

- E-mail the Annual Registration Form on the same day as the electronic transfer to: [HOARegistrations@red.nv.gov](mailto:HOARegistrations@red.nv.gov) (This email address is for registrations exceeding \$10,000 ONLY. Any other registration forms received at this email address will NOT be accepted.)
- Submit a hard copy of the registration form with signature for our files.
- If you are a master association, you must also submit emailed and hard copies of the Master Roster.

Finally, as a matter of law, any payment received by NRED that is in violation of NRS 353.1467 will be returned to the constituent and will not be considered as received by NRED. As such, the constituent could potentially be subject to late fees and/or penalties.

Revised: 2/23/2018

BEFORE THE REAL ESTATE COMMISSION  
STATE OF NEVADA

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

Petitioner,

vs.

KATHERINE HUNTER,

Respondent.

Case No. 2017-2158

FILED

APR 19 2019

REAL ESTATE COMMISSION

BY *Evelyn Patten*

**DECISION**

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada ("Commission") on Wednesday, March 27, 2019, at the Nevada State Business Center, 3300 W. Sahara Avenue, Las Vegas, Nevada 89102. Respondent Katherine Hunter ("RESPONDENT") appeared in her own behalf. Dennis L. Belcourt, Deputy Attorney General, appeared and prosecuted the Complaint on behalf of petitioner Sharath Chandra, Administrator of the Real Estate Division, Department of Business & Industry, State of Nevada ("Division").

This matter submitted for decision based upon the allegations of the Complaint and evidence received, the Commission now enters its Findings of Fact and Conclusions of Law as follows:

**FINDINGS OF FACT**

1. RESPONDENT has been licensed as a Salesperson under license number S.0177706 since September 3, 2015, and has been inactive since January 2019.

2. At all times relevant to the Complaint, RESPONDENT was associated with broker Joanne McNulty ("McNulty") of RX Realty, B.0143526.LLC, or broker Antonio R. Sena ("Sena") of Shelter Realty Inc., B.0049099.LLC.

3. While associated with McNulty, RESPONDENT received \$1950 in funds from Norma Napier that she failed to turn over to McNulty or return to Ms. Napier on denial of McNulty's application for a rental.

4. RESPONDENT allowed Ms. Napier into rental property without the owner's consent.

5. While associated with Sena, RESPONDENT received \$500 in funds from client Patrick Johnson which she failed to turn over to Sena or return to Mr. Johnson on denial of his application.

## CONCLUSIONS OF LAW

RESPONDENT has committed the following violations of law:

6. RESPONDENT violated NRS 645.254(7), NRS ~~645~~630(1)(f) and (i), or NRS ~~645~~633(1)(i) two times by failing to remit funds to her brokers.

7. RESPONDENT violated NRS ~~645~~630(1)(f) and (i), or NRS ~~645~~633(1)(i) two times by failing to give her clients their funds.

8. RESPONDENT violated NRS 645.252(2) when she allowed a client into a rental property without the owner's consent.

## ORDER

IT IS HEREBY ORDERED that RESPONDENT's license be revoked and that she pay to the Division a fine of \$30,000.00 and \$932.38 in investigative costs and attorneys' fees within ninety (90) days of the effective date of this Order. If the payment is not actually received by the Division on or before its due date, it shall be construed as an event of default by RESPONDENT. In the event of default, the unpaid balance of the administrative fine and costs, together with any attorney's fees and costs that may have accrued, shall be due in full to the Division within ten calendar days of the date of default.

The Commission retains jurisdiction to correct any errors that may have occurred in the drafting or issuance of this Decision.

This Order shall become effective on the 19<sup>th</sup> day of May, 2019.

DATED this 19<sup>th</sup> day of April, 2019.

REAL ESTATE COMMISSION  
STATE OF NEVADA

By: \_\_\_\_\_  
President, Nevada Real Estate Commission