LAW OFFICE OF
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LICENSED IN ARIZONA, CALIFORNIA, NEVADA AND NEW YORK

JAN 25 2019
Real Estate Division

January 22, 2019

SENT VIA FIRST CLASS MAIL AND FACSIMILE

Teralyn Thompson
Administration Section Manager
Nevada Real Estate Division
3300 W. Sahara Avenue, Suite 350
Las Vegas, Nevada 89102
(702) 486-4275

Re: **Real Estate Division v. Farrant, Jason**
Case No.: **2017-1167**

Dear Ms. Thompson:

Please be advised that this firm has recently been retained by Jason Farrant to represent him in this dispute. Please send all future correspondence to this office.

At this time, Mr. Farrant wishes to file an appeal for Case No. 2017-1167. Previously the Real Estate Division conducted a hearing and Mr. Farrant was absent. During this hearing, the Real Estate Division determined that Mr. Farrant had engaged in activities of a property manager as defined by NRS 645.230 (1)(b) and NRS 645.235(1)(a) and fined him Five Thousand Eight Hundred Thirty-Five Dollars and Nineteen Cents ($5,835.19). There are several mitigating factors that the Real Estate Division should be aware of involving this dispute. More specifically:

- Mr. Farrant denies ever receiving any notice of the September 11, 2018 hearing. During this time frame, Mr. Farrant was in the hospital and therefore did not have any knowledge of the Real Estate Division's complaint against him.

- Mr. Farrant adamantly denies that he acted as a property manager or engaged in property management activities for real property located at 312 West Cleveland Avenue, Las Vegas, Nevada (hereinafter "Cleveland Property").

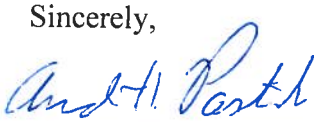
- Mr. Farrant does not need a property management license for his work at 2408 Tam Drive, Las Vegas, Nevada (hereinafter "Tam Apartments") because his work falls under the NRS 645.0445(1)(c) exemption requiring a property management permit. More specifically, there is a rental office on site of the Tam Apartments and Mr. Farrant does not do any other property management activities at any other Nevada property.

- Mr. Farrant only consulted with the owner of the Cleveland Property. His consultation consisted of sharing his previous experiences and making suggestions to the owner. Mr. Farrant did not collect any rent or engage in any activities of a property manager as defined by NRS 645.230 (1)(b) and NRS 645.235(1)(a).

- Furthermore, in the event that the real estate division is unable to consider Mr. Farrant's defenses, Mr. Farrant would respectfully request a reduction to his fine of Five Thousand Eight Hundred Thirty-Five Dollars and Nineteen Cents ($5,835.19). Mr. Farrant did not receive any compensation for discussing his ideas with the owner of the Cleveland Property. Furthermore, the fine would create an undue hardship on Mr. Farrant as his earnings at Tam Apartments are relatively meager.

We respectfully request that the Real Estate Division reconsider its fine of Five Thousand Eight Hundred Thirty-Five Dollars and Nineteen Cents ($5,835.19) against Mr. Farrant. Furthermore, we respectfully request that the Real Estate Division conduct another hearing for Mr. Farrant and allow him an opportunity to present his defenses. If you have any questions or concerns, please do not hesitate to contact this office.

Sincerely,



Andrew H. Pastwick, Esq.