

Open House

A newsletter for Nevada Real Estate Licensees

May / June / July / August 2022



The Mission of the Nevada Real Estate Division:

To protect the public and Nevada's real estate sectors by fairly and effectively regulating real estate professionals through licensure, registration, education and enforcement.



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A Warm Welcome to Commissioner David Tina

The Nevada Real Estate Division is pleased to introduce David Tina, the newest member of the Nevada Real Estate Commission.

Prior to joining the real estate industry, Commissioner Tina was a fireman for 20 years in his native borough of Queens, New York. He also owned and operated a restaurant called the Landmark Café on Long Island before moving to Las Vegas in 1997. Here, he very quickly became a top realtor in Las Vegas, Summerlin and Red Rock Country Club.

After serving as General Manager for Realty ONE Group in 2009, he went on to become the President of Las Vegas Realtors in 2013.

Commissioner Tina was inducted into the LVR Hall of Fame in 2015 and was elected Nevada Realtor of the Year in 2016 and 2017.

In 2019, he served as the Regional Vice President on the National Association of Realtors and achieved Realtor Emirates Status.

Currently, Commissioner Tina, along with his son, David Julius Tina, own and operate Urban Nest Realty.

Commissioner Tina joins Darrel Plummer of Washoe County (President), Spiridon “Spiros” Filios of Clark County (Vice President), Lee R. Gurr of Elko County (Secretary), & Russell Roth of Clark County (Commissioner).

The Real Estate Commission is a five-member body, appointed by the governor, that acts in an advisory capacity to the Nevada Real Estate Division. The group adopts regulations and conducts disciplinary hearings, among other duties.

DID YOU KNOW . . . ?

Annual submission of Trust Account Reconciliations

[NAC 645.806](#) requires every real estate broker to submit either a completed Trust Account Reconciliation (Form 546) or a completed Affidavit in Lieu of Form 546 (Form 546A) on an annual basis.

The form to be submitted by the broker is dependent on the broker's activity during the prior year.

If the broker receives money, including, without limitation, rents, security deposits, down payments, advance fees, earnest monies, etc., and those monies are held and deposited into the broker's account, the broker is required to submit a Form 546 on an annual basis.

If the broker did not receive such monies during the prior year, then the broker is required to Form 546A on an annual basis.

The annual due date for either form to the Division is dependent on the expiration month of the broker's real estate license.

For example, if the broker's real estate license expiration month is July, then the broker is required to submit either Form 546 or 546A no later than July 31 every year.

If the broker holds two real estate broker licenses, then the broker is required to submit either a completed Form 546 or 546A annually, on or before the last day of the broker's real estate license expiration month for each broker's license the broker holds.

Failure to submit Form 546 on time will result in an administrative fine of at least \$1,000. Failure to submit Form 546A on time will result in an administrative fine of at least \$250.

We are always here to assist you with any questions about Forms 546 and 546A. Contact the Division's Enforcement line at (702) 486-4324 or realest@red.nv.gov.

Be on time, don't be fined!

FAQs

EXPIRED REAL ESTATE LICENSES

HOW CAN I FIND OUT WHEN MY LICENSE WILL EXPIRE?

Expiration date appears on the license or you may use License Lookup for your license number via our Online Services.

MY LICENSE IS ON INACTIVE STATUS WITH THE REAL ESTATE DIVISION. WILL IT EXPIRE?

Yes, your license always expires on the expiration date. If you wish to keep your license current, even in inactive status, you must always pay your renewal fee when it is due. If not, the license will be expired non-renewed.

HOW LONG AFTER MY LICENSE EXPIRES, DO I HAVE TO RENEW IT?

An expired license may be renewed with penalty for up to 12 months past the expiration date. You may not perform licensed activity while your license is expired non-renewed.

WHAT HAPPENS IF MY LICENSE IS EXPIRED FOR MORE THAN ONE YEAR?

The license is closed after 12 months past the expiration date. A new application for a license must be submitted with new exam results and new fingerprint verification and any other required documentation for an original license.

HOW MUCH DOES IT COST TO RENEW MY EXPIRED LICENSE?

The cost is the renewal fee plus the late penalty plus the reinstatement fee if activating the license.

MY BROKER'S LICENSE HAS EXPIRED, BUT MY LICENSE IS STILL CURRENT. CAN I STILL SHOW PROPERTIES TO MY CLIENTS?

No, your license is inactivated as a result of your broker's license expiring.



Live & Hybrid Instruction in Real Estate Education

Student Duties for Classroom & Livestreaming Courses

In accordance with the provisions of [NAC 645.4438](#), to receive a certificate of completion and credit, a licensee must direct their attention to the instruction being provided and refrain from engaging in activities:

1. Unrelated to the instruction.
2. Which are distracting to other students or the instructor.
3. Which otherwise disrupt the orderly conduct of a class.

In addition to the requirements above, licensees attending a course via livestreaming for credit:

1. Students are encouraged to review the education provider's terms and conditions prior to registering for a course.
2. Must always display their cameras while the class is in session, excluding breaks predetermined by the timed outline.
3. Must participate and respond when asked to by the instructor.
4. Are expected to conduct themselves as they would in an in-person classroom setting.
5. Must be appropriately dressed for a classroom setting.
6. Refrain from engaging in any activity that would be distracting to the instructor or fellow attendees (i.e., using electronic devices unrelated to the instruction, driving/riding in a vehicle, cooking, cleaning, etc.).

Instructor Duties for Classroom & Livestreaming Courses

In accordance with the provisions of [NAC 645.428](#), an instructor shall ensure that class sessions are commenced in a timely manner for the full amount of time approved.

An instructor shall conduct classes in a manner that demonstrates the ability to:

1. Conduct themselves in a professional and courteous manner.
2. Present instruction in a thorough, accurate, logical, orderly and understandable manner, to utilize illustrative examples as appropriate and to respond appropriately to questions from students.
3. Effectively utilize varied instructional techniques in addition to lectures, including, without limitation, class discussion, role-playing and other techniques.
4. Utilize varied instructional aids effectively to enhance learning.
5. Maintain an appropriate learning environment and effective control of a class.
6. Interact with adult students in a positive manner.

An instructor of an approved livestreaming course must:

1. Determine how to effectively monitor active participation and engagement throughout.

2. Ensure technology is functioning properly prior to class start time.

3. Maintain effective control of the course and consider implementing the use of breakoutrooms to address adverse or distracting student behavior.

An instructor of a hybrid course (courses that contain both licensees attending in-person as well as via a livestreaming platform simultaneously) must additionally:

1. Utilize at least one assistant to monitor students attending through the livestreaming platform.
2. Consider imposing reasonable and necessary limits on the total number of licensees who may register for and attend such a course to ensure effective control is maintained.
3. Ensure class discussions and questions posed are heard by both attendees in person and through livestreaming.

Additionally, education providers looking to offer their classroom courses through livestreaming must continue to complete the [Form 730](#), submit it to realest@red.nv.gov, and receive written approval from the Division beforehand.

Things to Remember



1

Per NAC 645.448(6), you are required to complete at least 50 percent of CE through live instruction.

The Division has temporarily expanded the classroom delivery method to include live-streaming courses. Live-streaming courses will qualify as live instruction for all licensees, regardless of when their license expires. A list of approved live-streaming sponsors is available on the Division's website.



2

Per NAC 645.463(2), "a course may not be taken for credit to meet the requirements for continuing education more than once during a single licensing period."

If your licensing period is 10/1/2019 - 09/30/2021, and you took CE.1234567-RE on 11/16/2019, you cannot take it again for credit until 10/1/2021. Remember: You can always verify the classes you've already taken on your My Account.



3

Per NAC 645.313, you are required to submit copies of all of your CE certificates to the Division upon renewal, regardless

of whether you renew online or by mail. The education history reflected on your My Account is not proof of completion and should be used for reference ONLY. If you misplace a CE certificate, you must contact the school or instructor who provided the course for a copy.

**UPCOMING
HOLIDAYS**

LABOR DAY
MON / SEPTEMBER 5

NEVADA DAY
FRI / OCTOBER 28

DISCIPLINARY ACTIONS / STIPULATIONS

ACTIONS/DECISIONS

Real Estate Commission actions are not published in this newsletter until the 30-day period allowed for filing for Judicial Review has passed. A Respondent's license is automatically suspended for failure to comply with a Commission Order, and the Division may institute debt collection proceedings to recover fines and costs.

ALLEGATIONS/STIPULATIONS

Stipulations occur when both the Respondent and Division have agreed to settlement conditions. A stipulation may or may not be an admission of guilt. Stipulations are presented to the Commission for final approval.

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Chain, Jeff 2019-804 B.0060420 (Active) B.0026141 (Active)	March 2022	Violated NRS 645.630(1)(b) when he made false promises which likely influenced, persuaded or induced the complainants to loan him monies for the construction financing of a Veteran's Village project in Las Vegas; NRS 645.633(1)(i) pursuant to NAC 645.605(1) , when he engaged in a deceitful, fraudulent, or dishonest dealings with the complainants.	\$2,000 fine \$1,679.88 in Division costs and fees
Christopher, Shawn 2019-1339 BS.1001066 (Inactive)	March 2022	Allegedly violated NRS 645.633(1)(h) pursuant to NAC 645.605(6) when, only 11 days after Complainant used his own funds to purchase the Property, RESPONDENT took a loan out on the Property without informing Complainant; NRS 645.633(1)(i) pursuant to NAC 645.605(1) , when he engaged in a deceitful, fraudulent or dishonest dealing with the Complainant by transferring ownership of DTHD, LLC to Complainant knowing that the loan on the Property (held in the LLC) was in default, leaving Complainant responsible for the repayment of a loan of which he was not even aware.	\$1,146.16 in Division costs and fees Surrendered licenses
Hotchkiss, Mary 2019-829 S.0030376 (Active)	March 2022	Violated NRS 645.633(1)(h) , as explained by NAC 645.605(6) , for failing to collect three months of rent and/or timely evict the tenants from the subject property; thereby breaching her obligation of absolute fidelity to her principal's interest.	\$500 fine \$1,960.78 in Division costs and fees

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Beasley, James E. 2022-1122 B.0020808 (Revoked) B.1002031 (Revoked) PM.0162239 (Revoked)	May 2022	Violated NRS 645.633(1)(f) for failing, within a reasonable amount of time, to account for or remit any money coming into his possession and which belongs to others; NRS 645.633(1)(h) pursuant to NAC 645.605(6) as he breached his duty of absolute fidelity to his principal's interest and his obligation to deal fairly with all parties; NRS 645.633(1)(h) pursuant to NAC 645.605(1)(a) as he failed to comply with the Division's request to provide documents; NRS 645.633(1)(h) pursuant to NAC 645.605(11)(b) as he failed to provide the Division with a written response including supporting documentation; NRS 645.633(1)(i) pursuant to NAC 645.605(1)(a) for conducting deceitful, fraudulent or dishonest dealings for which the person is required to hold a license.	\$25,000 fine \$2,540.62 in Division costs and fees Licenses and permits
Goldsmith, Robert 2018-819 S.0075862 (Revoked)	May 2022	Violated NRS 645.633(1)(i) pursuant to NAC 645.605(6) by failing to disclose to Dwight White or his agent the lis pendens recorded against the Property despite RESPONDENT's knowledge of the lis pendens; NAC 645.640(1) by failing to disclose in writing that Jeff Goldsmith was his brother.	\$20,000 fine \$2,054.08 in Division costs and fees Licenses and permits revoked
Perrault, Kathy 2021-689 S.0187572 (Active)	May 2022	Violated NRS 645.633(1)(d)(2) as RESPONDENT has been convicted of a crime involving fraud, deceit, misrepresentation and/or moral turpitude, specifically, first degree kidnapping.	License Revoked
Rothstein, Allan 2020-359 B.1001142 (Revoked) PM. 0164222 (Revoked)	May 2022	Violated NRS 645.633(1)(h) for allowing the tenant to move into the property prior to signing the residential lease agreement, which amounts to gross negligence or incompetence in performing his property management responsibilities; NRS 645.633(1)(h) pursuant to NRS 645.510 for allowing the tenant to sign the lease at his personal residence instead of the place of business, that is listed on his Broker's license issued by the Nevada Real Estate Division; NRS 645.633(1)(i) by engaging in conduct that was deceitful, fraudulent, or dishonest by asking the tenant to sign the Direct Consent for Sexual Intercourse and/or Fellatio or Cunnilingus and admitting on October 4, 2021, that he asked the tenant to sign the document; NRS 645.633(1)(i) during a phone call with the Division on May 20, 2021; NRS 645.252(1) for failing to exercise reasonable skill and care with respect to all parties in a real estate transaction when he: a. Tried to evict the tenant without just cause; and b. Failed to protect the owner (complainant) of the property and subjected him to a civil lawsuit in federal court because of his unethical and disgraceful behavior; NRS 645.6056(1) when he acted as a property manager for the property without having obtained a property management agreement signed by the owner of the property;	\$90,000 fine \$4,039.76 in Division costs and fees Licenses and permits revoked

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Rothstein, Allan 2020-359 CONTINUED	May 2022	NRS 645.6056(1) when the tenant signed the Exclusive Broker Representation Agreement for Buyer, Seller, Lessee, Lessor, and not the owner of the property; NRS 645.633(1)(i) , when he failed to protect the owner of the property, who spent thousands of dollars in attorney's fees due to the RESPONDENT's misconduct and unethical practices; NRS 645.633(3)(b)(2) pursuant to NAC 645.605(6) , when he breached his obligation to absolute fidelity to his principal's interest or his obligation to deal fairly with all parties to a real estate transaction when he failed to notify the complainant, who was the owner of the property of the federal civil lawsuit filed against him.	\$90,000 fine \$4,039.76 in Division costs and fees Licenses and permits revoked
Thompson-Johnson, Susan 2019-1041 S.0182451 (Revoked)	May 2022	Violated NAC 645.640(1)(a) when she failed to disclose in the purchase agreement that she had an interest as a principal in the disposition of the property and that she was disposing of the property for herself and her husband; NAC 645.640(1)(b) when she failed to disclose in writing that she was a licensee in the listing agreement; NAC 645.637 by failing to disclose under the lease, listing agreement, and purchase agreement that she was a licensee and principal to the transaction; NRS 645.633(1)(i) pursuant to NAC 645.605(1) , by engaging in deceitful, fraudulent, or dishonest dealings with the complainant by convincing and deceiving her to transfer her ownership interest in the Property to the RESPONDENT and her husband without any written disclosures or contracts so stating; NRS 645.633(1)(i) pursuant to NAC 645.605(6) (breached her obligation of absolute fidelity to her principal or to deal fairly with all parties to the transaction) when she sold the Property for \$190,000.00, never provided a full and accurate accounting to the complainant after the sale and retained the proceeds from the sale; NRS 645.633(1)(i) pursuant to NAC 645.605(11)(c) , when she impeded and attempted to impede the investigation by the Division when she supplied false information to the investigator in her affidavit that she had lost track of the complainant for about 2-3 weeks, because she did not know where the complainant was living. The complainant however, informed the Division that she had tried to contact the RESPONDENT via text messages during this time frame.	\$60,000 fine \$1,634.88 in Division costs and fees Licenses and permits revoked
Connolly, Stephen 2021-759 B.1000794 (Active)	June 2022	Violated NRS 645.633(1)(i) , as defined by NAC 645.605(11)(c) , by supplying false information to an investigator of the Division, namely, that RESPONDENT "had not been communicating with Reza Bayati for at least three to four weeks other than informing him of the probate court date."; NRS 645.633(1)(i) , as defined by NAC 645.605(1)(c) , by supplying false information to an investigator of the Division, namely, that RESPONDENT went to the July 12, 2021, court hearing "alone to attend a probate sale.";	\$11,792.54 fine \$4,207.46 in Division costs and fees 3 hours Agency 3 hours Contracts

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Connolly, Stephen 2021-759 CONTINUED	June 2022	NRS 645.633(1)(i) , as defined by NAC 645.605(1)(a) , by failing to provide the Division with all documents and communication related to the sale of the subject property; NRS 645.3205 and NRS 645.633(1)(i) for his dishonest dealings with the listing agent of the subject property on July 12, 2021; NRS 645.633(1)(h) and/or NRS 645.633(1)(i) , as defined by NAC 645.605(4) , by failing to disclose to Complainant, in writing, his interest or contemplated interest in the subject property; NRS 645.633(1)(h) , as defined by NAC 645.605(6) , by purchasing the subject property for his personal benefit; thereby not representing the Complainant with absolute fidelity; NRS 645.633(1)(i) by leading Complainant to believe that RESPONDENT was his broker during the court hearing held on July 12, 2021, regarding the subject property; thereby, deceitfully, fraudulently, or dishonestly dealing with Complainant.	\$11,792.54 fine \$4,207.46 in Division costs and fees 3 hours Agency 3 hours Contracts
Dang, Christine 2021-209 BS.0145107 (Active)	June 2022	Allegedly violated NRS 645.280(2) and NRS 645.630(1)(c) by accepting compensation from a person other than her broker for managing the Straight Flush Property; NRS 645.280(2) and NRS 645.630(1)(c) by accepting compensation from a person other than her broker for managing the Vista Sandia Property; NRS 645.630(1)(i) by failing to place the property management fees for the Vista Sandia Property in the custody of her licensed broker; NRS 645.630(1)(i) by failing to place the property management fees for the Straight Flush Property in the custody of her licensed broke; NRS 645.633(1)(i) , as explained by NAC 645.605(11)(e) , by failing to disclose in her March 18, 2021, affidavit to the Division that she managed the Straight Flush Property; NRS 645.633(1)(i) , as explained by NAC 645.605(11)(c) , by falsely stating in her November 11 affidavit that she did not manage the Straight Flush Property; NRS 645.635(6) for failing to produce to the Division documents or records concerning the Straight Flush Property investigation; NRS 645.633(1)(h) , as explained by NAC 645.605(7) , for failing to ensure that the agreement for property management between RESPONDENT and Complainant was contained in a written agreement that has been signed by all parties and that her real estate broker and each party to the real estate transaction had a copy of the written agreement; NRS 645.630(1)(e) by failing to maintain, for review and audit by the Division, the property management agreement she entered with the Complainant.	\$20,000 fine \$8,965.41 in Division costs and fees 6 hours Agency 6 hours Ethics Surrendered Property Mgmt Permit
Heckert, Mark Daniel 2020-0078 BS.0064400 (Active)	June 2022	Allegedly violated NRS 645.615(1)(b) , 645.615(2)(b) , and NRS 645.633(1)(d)(1) pursuant to NAC 645.605(1)(c)(d) .	\$4,000 fine \$3,307.20 in Division costs and fees 6 hours Ethics License suspended (1-year)

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Ring, Michael Henry 2020-358 B.0143523 (Active)	June 2022	Violated NRS 645.633(1)(i) , as explained through NAC 645.605(1) , by deceitfully, fraudulently, or otherwise dishonestly withholding a \$3,990 security deposit; thereby failing to protect the public against fraud, misrepresentation, or unethical practices related to real estate.	\$5,000 fine \$4,050.14 in Division costs and fees 9 hours Property Mgmt
Wever, Tod A. 2019-1186 B.0144020 (Active)	June 2022	Allegedly violated NRS 645.633(1)(11) pursuant to NRS 645.605(8) by failing to notify the Complainant within a reasonable time of the occurrence that the broker and brokerage that managed the property had changed due to the broker Rex Henriott quitting, with RESPONDENT taking over as broker and starting the brokerage REAL PROPERTY MANAGEMENT OF LAS VEGAS, LLC; NRS 645.252(1)(a) and NRS 645.633(1)(h) pursuant to NAC 645.605(1) and (6) by failing to notify Complainant of her missing security deposit within a timely manner.	\$1,500 fine \$1,326.16 in Division costs and fees
Carter, Timothy R. 2020-530 S.0180125 (Revoked)	July 2022	Violated NRS 645.635(1) by offering real estate for sale or lease without the knowledge and consent of the owner; NAC 645.610(1)(a) by misrepresenting that he was associated with the brokerage of Signature Real Estate Group, LLC, when RESPONDENT's license was associated with the brokerage BHHS; NAC 645.610(1)(d) by advertising the subject property on Facebook Marketplace, despite the subject property's exclusive listing agreement with the Signature Real Estate Group brokerage and without the property owner's knowledge.	\$5,000 fine \$2,325.27 in Division costs and fees Licenses and permits revoked
Hart, Charity Sabrina 2021-285 S.0067938 (Revoked)	July 2022	Violated NRS 645.647(2) , for failing to pay the administrative fine to the Division.	\$1,000 fine \$3,148.48 in Division costs and fees License revoked
Navone, Gregory 2018-1606 B.1000580 (Active)	July 2022	Violated NRS 645.633(1)(h) pursuant to NAC 645.605(1)(a) as he acted with gross negligence or incompetence when he impeded the Division's investigation by failing to timely comply with the Division's request to provide documents specifically the requested affidavit and the broker's transaction file, including the purchase agreement for the Property.	\$1,000 fine \$1,795.80 in Division costs and fees 6 hours Broker Mgmt



Since our last newsletter (January 2022), the following number of new real estate licenses have been added in the Division system:

BROKERS/ **76**

BROKER-SALESPERSONS/ **135**

SALESPERSONS/ **1,606**

Real Estate Statistics Through July 2022

	Brokers		Broker-Salespersons		Salespersons		Totals	
County	Active	Inactive	Active	Inactive	Active	Inactive	Active	Inactive
Unknown	17	2	17	3	4	10	38	15
Carson City	35	3	44	3	209	21	288	27
Churchill	9	1	6	3	57	3	72	7
Clark	1,884	42	2,291	127	16,875	1,417	21,050	1,586
Douglas	66	2	66	1	304	20	436	23
Elko	16	1	23	0	127	12	166	13
Esmeralda	0	0	0	0	0	0	0	0
Eureka	0	0	0	0	0	0	0	0
Humboldt	6	0	6	2	39	6	51	8
Lander	2	0	2	0	6	0	10	0
Lincoln	2	0	0	0	7	0	9	0
Lyon	22	0	22	1	163	15	207	16
Mineral	0	0	0	0	3	0	3	0
Nye	29	1	25	0	174	14	228	15
Out Of State	431	31	301	61	1,108	205	1,840	297
Pershing	3	0	0	0	7	0	10	0
Storey	3	0	1	1	3	1	7	2
Washoe	383	15	447	16	2,851	182	3,681	213
White Pine	4	0	4	0	3	0	11	0
Total	2,912	98	3,255	218	21,940	1,906	28,107	2,222

**PROPERTY
MANAGERS**

ACTIVE
3,163

INACTIVE
497

**BUSINESS
BROKERS**

ACTIVE
357

INACTIVE
69



So Long to our Invaluable Intern

This summer, NRED had the pleasure of working with Jacob Soto, who joined our staff as an intern in June. Jacob has spent his summer learning the ropes of the Division, shadowing and assisting staff with everything from scanning, reviewing and filing forms to answering constituent phone calls and emails.

A hard worker with a keen eye for detail, Jacob looks forward to finishing up his final year at Del Sol Academy of the Performing Arts next year. Although he is not

quite sure exactly what he wants to do afterwards, he is confident that he will pursue a career in public service, where he can put all the skills he has learned to good use.

Though we are sad to see him go, we are also excited to see what the future holds for young Jacob.

Let's use this opportunity to express the Division's profound gratitude for his hard work, and the great times we've had working with him.

Good luck, Jacob!

NEW HIRES

Ronita Felder

Administrative Assistant I
Licensing

Alicya Quintero

Administrative Assistant II
Projects

Nileshni Devi

Accounting Assistant III
Ombudsman's Office

Kimber Bruce

Compliance/Audit Investigator II
Real Estate Compliance

Giesell Hernandez

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Ombudsman's Office

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* POSITION CHANGE

Official publication of the

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NEVADA REAL ESTATE COMMISSION

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