

# Open House

*A newsletter for Nevada Real Estate Licensees*

*January / February / March / April 2023*



## **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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## Licensees can track legislative changes with the Nevada Electronic Legislative Information System (NELIS)

**T**he 82nd (2023) Legislative Session has seen the introduction of a number of bills that could influence business in the state of Nevada, including the business of real estate licensees.

The Nevada Legislature website provides the most up-to-date session information on bills, bill draft requests (BDRs), budgets, committees and meetings through its database, the Nevada Electronic Legislative Information System (NELIS).

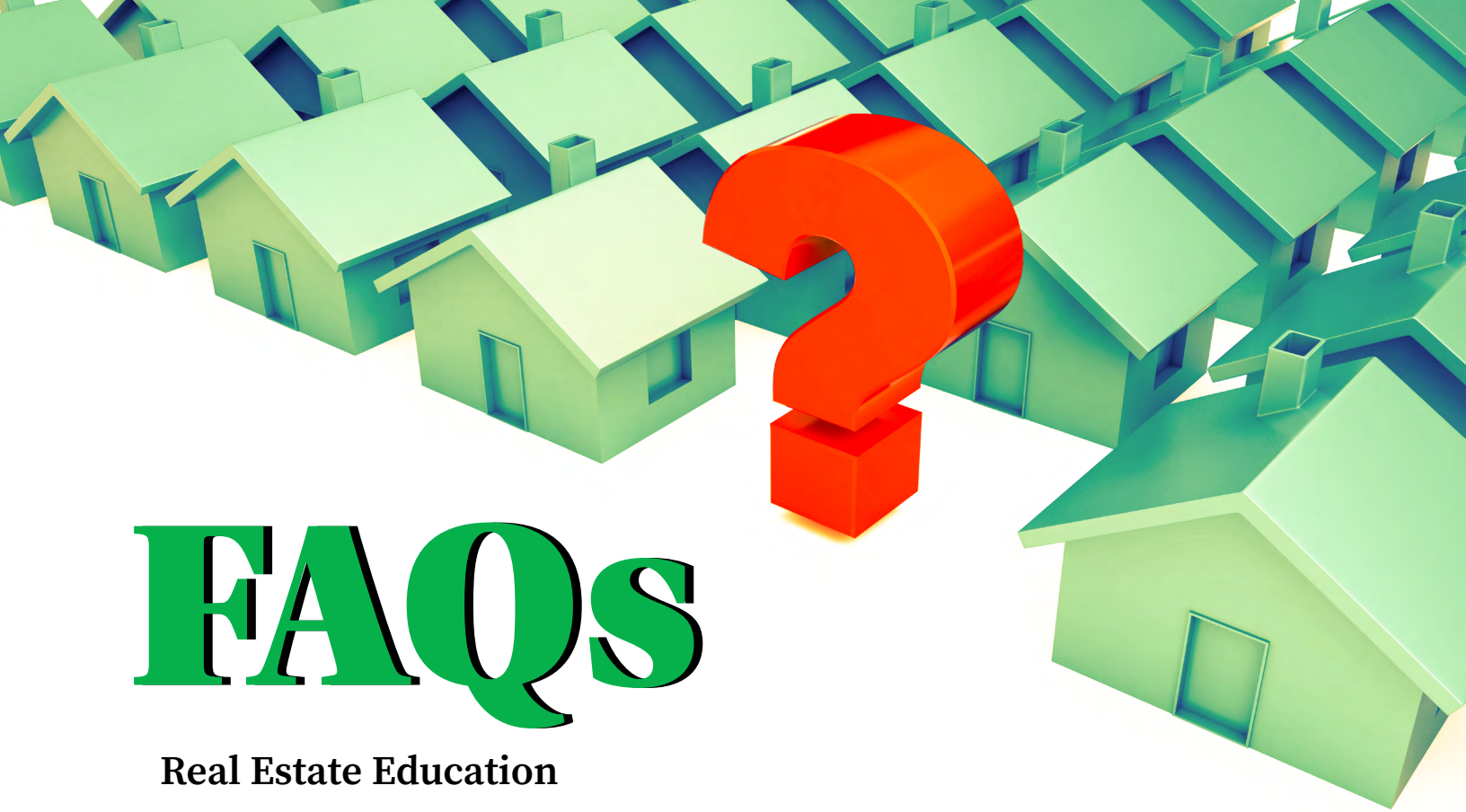
To stay updated about the coming changes, visit <https://www.leg.state.nv.us/> and use NELIS to track the most impactful bills.

### **BILLS TO WATCH**

[AB 123](#)  
[AB 142](#)  
[AB 176](#)  
[AB 218](#)  
[AB 327](#)  
[AB 363](#)  
[AB 438](#)  
[AB 450](#)

[SB 78](#)  
[SB 143](#)  
[SB 198](#)  
[SB 223](#)  
[SB 333](#)  
[SB 335](#)  
[SB 368](#)  
[SB 395](#)

BDR 351  
BDR 54-952



# FAQs

## Real Estate Education

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### **Q: Am I required to take Live Instruction courses?**

A: Per [NAC 645.448\(6\)](#), you are required to complete at least **50 percent** of CE through live instruction. A list of [approved live-streaming sponsors](#) is available on the Division's website. It does not matter which designations you choose to take through live instruction or distance education.

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### **Q: Can I take the same course more than once during a single licensing period?**

A: 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." You can always verify the classes you've already taken on your [My Account](#).

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### **Q: Do I have to submit Certificates of Completion to the Division upon renewal?**

A: Per [NAC 645.313](#), you are required to submit copies of all your CE certificates to the Division upon renewal, regardless of whether you renew in-person, 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.

# FAQS

## Real Estate Education Continued...

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### **Q: How do I submit my CE Certificates online?**

A: You can submit your Certificates of Completion by logging into your [My Account](#) on the Division website (within 45 days of your expiration). User ID is your license number (with no leading zeroes) - don't forget the period between the prefix and the numbers - and the password is the last four digits of your social security number.  
For help logging in, check [My Account Resources](#).

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### **Q: If I took extra CE during my previous renewal period, can I use those towards my current renewal?**

A: No. All CE requirements restart on the effective date of your renewal. Licensees are provided two years from their effective date to complete the required credits for renewal (36 credits). Should licensees continue to take additional education beyond the required credits for a renewal, those credits will not be counted towards a different renewal period.

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### **Q: Does the Division offer any opportunities for earning CE Credit?**

A: Yes. Licensees can earn a minimum of 3 and a maximum of 6 CE Credits for attending Real Estate Commission Meetings. Commission attendance may be used toward credit in Agency, Broker Management, Ethics, or Law & Legislation. If you have already taken CE courses with those designations, then your credit will be applied to the General requirement.  
While you do not have to attend the entire meeting, you will need to be **physically present** for at least 3 hours.

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### **Q: When can I renew my license?**

A: You must be within **45 days** of your expiration date to renew your license.



# FAQs

## Real Estate Education Continued...

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### **Q: How do I know which courses I need to take?**

A: The Division's website is the best resource for education inquiries. You can confirm the current CE requirements anytime by navigating to [Renewal Requirements](#) under the Licensing tab. If you're wondering which hours or designations, you have yet to fulfill, it's as easy as comparing the information on the website with the education history on your [My Account](#).

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### **Q: Can I renew online if my license is Expired?**

A: No, you cannot renew online if your license is Expired.

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### **Q: I have completed my CE courses, however, several of my completed courses are missing when I log in to my account?**

A: The continued education reflected on your [My Account](#) are rosters submitted by your education provider. Please be sure to submit the certificates of completion required by licensing at renewal.

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# Introducing Pearson OnVUE!

*(Currently Only Available for **Brokers**)*



Pearson OnVUE is now available! **Brokers** will have the opportunity to take a proctored exam almost anywhere with only an internet connection, a webcam, and Pearson software!

Taking an exam with OnVUE is designed to be flexible, convenient, and easy. It's also very different from in-person exams, with specific rules and requirements.

Taking your exam online means you'll need to:

- Run a system test to ensure your computer is compatible and your internet connection is sufficient**

To take your exam online, you'll need a computer equipped with a webcam and a strong internet connection. About one week before you'd like to take your exam, run a system test, which you'll find on your program's online testing page. Be sure to run it on the computer and internet connection you plan to use for your exam.

- Find a quiet and private space where you can take your exam without interruptions**

You must take your exam in an enclosed, private space that allows you to maintain a strong and stable internet connection. An ideal testing space will allow you to close all doors to avoid interruptions, since no one else—including children, roommates, colleagues, etc.—may enter or pass through your testing space once you've started your exam.

- Consent to monitoring throughout your test via webcam and microphone**

Within your testing space, your computer screen must be positioned to face you directly, and your background environment cannot jeopardize the integrity of the exam content. For example, your testing space must not allow anyone else to view your screen, so avoid testing near windows or glass partitions.

**Important:** If your testing space allows any other people into the camera's view, you risk exam revocation.

- Observe all the online exam requirements**

Throughout your exam, you must stay in your designated testing space, in view of your webcam, unless your program specifically allows breaks. Your eyes must always face forward, and you may not cover your webcam. Additionally, unless prompted by the greeter or proctor, do not move your webcam once the exam has started. Once you've started your exam, nobody may enter or even pass through your testing space, and you may not communicate with anyone other than your proctor. You may not read the test questions aloud, nor may you cover your mouth, attempt to hide your face, or move out of view of the webcam.

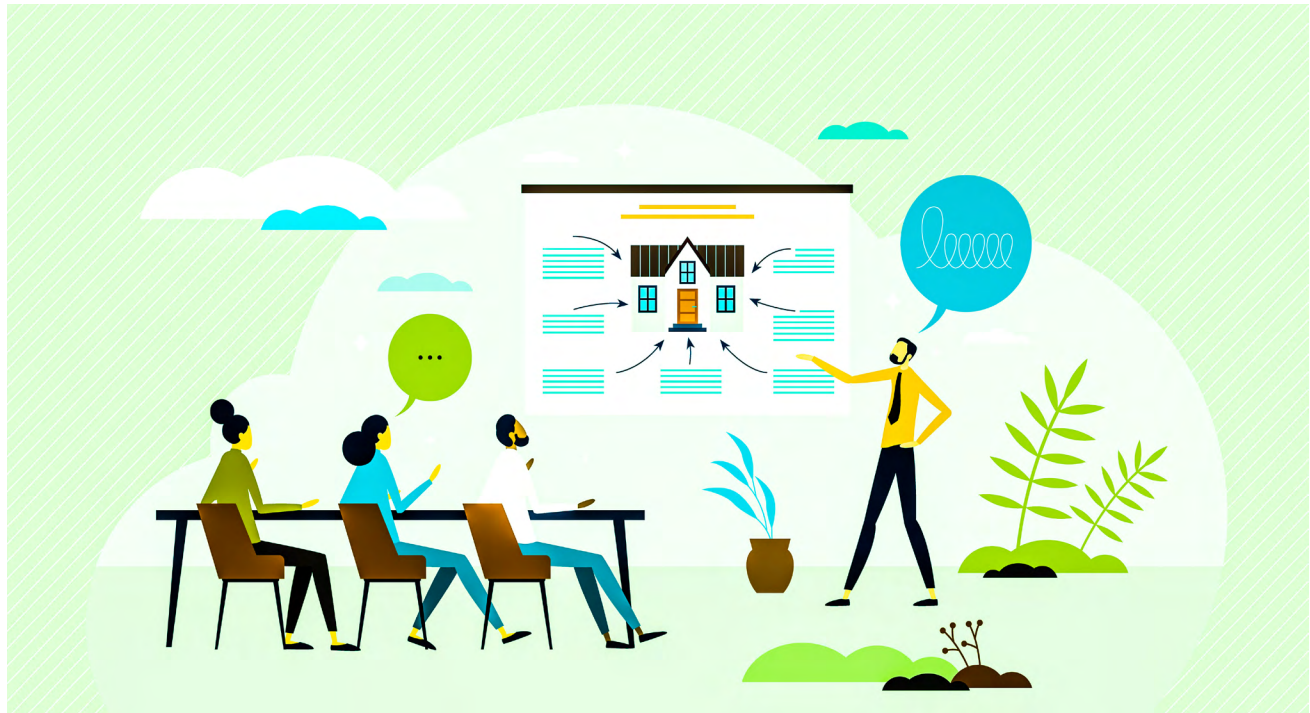
For more information, visit  
<https://home.pearsonvue.com/>



**COMING SOON**

# **NRED CLASSES 2023**

**NO COURSE FEE  
PRE-REGISTRATION REQUIRED**



**TRUST ACCOUNTING  
MANAGEMENT & COMPLIANCE  
(PROPERTY MANAGEMENT)**

**WHAT EVERY LICENSEE  
SHOULD KNOW  
(AGENCY)**

**DATES TO BE ANNOUNCED  
CHECK THE DIVISION WEBSITE TO STAY UP TO DATE**

## **UPCOMING HOLIDAYS**

**MEMORIAL DAY**  
MON / MAY 29

**INDEPENDANCE DAY**  
TUES / JUL 4

**LABOR DAY**  
MON / SEP 4



# 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
Boot, Malcolm <a href="#">2020-815</a> S.55504 (Active)	December 2022	Violated <a href="#">NRS 645.633(1)(i)</a> by engaging in conduct which constitutes deceitful, fraudulent or dishonest dealing pursuant to <a href="#">NAC 645.605(1)</a> by failing to protect the public against unethical practices related to real estate when RESPONDENT entered the Property using a key entrusted to him as a real estate salesperson without the buyers' consent and removed a built-in-desk, a fixture, from the Property.	\$500 fine \$3,872.60 in Division costs and fees.
Calder, Kenneth <a href="#">2021-1230</a> B.1001776 (Active), B.1001777 (Active), PM.165690 (Voluntary Surrender), PM.166724 (Voluntary Surrender)	December 2022	Violated <a href="#">NRS 645.310(3)</a> by comingling and/or permitting the co-mingling of money or other property of a client on multiple occasions by improperly transferring and/or permitting the transfer of money from the accounts as set forth in Paragraphs 24 to 39 of the complaint in this matter: <a href="#">NRS 645.630(1)(h)</a> by comingling and/or permitting the co-mingling of money of his own or converting the money of others to his own, on multiple occasions by improperly transferring and/or permitting the transfer of money from accounts as set forth in Paragraphs 24 to 39 of the complaint in this matter; <a href="#">NRS 645.630(1)(f)</a> by failing, within a reasonable time, to account for or to remit any money which comes into his possession which belongs to others; <a href="#">NRS 645.630(1)(e)</a> by failing to maintain for review and audit by the Division, each brokerage agreement and property management agreement; <a href="#">NRS 645.630(1)(g)</a> by failing to balance the trust account at least monthly and by failing to submit to the Division an annual accounting of the trust accounts on multiple occasions; <a href="#">NRS 645.633(1)(h)</a> pursuant to <a href="#">NAC 645.605(6)</a> by breaching his obligation of absolute fidelity to his principal's interest; <a href="#">NAC 645.655(2)</a> by failing to produce documents which a broker is required to keep complete real estate transaction and property management records for; <a href="#">NAC 645.806(1)</a> by failing to turn Addicted Realty's annual trust account reconciliations into the Division on multiple occasions.	\$8,000 fine \$3,295.86 in Division costs and fees. Permits Voluntarily Surrendered.

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Calder, Kenneth <a href="#">2021-1227</a> B.1001776 (Active), B.1001777 (Active), PM.165690 (Voluntary Surrender), PM.166724 (Voluntary Surrender)	December 2022	Violated <a href="#">NRS 645.633(1)(h)</a> pursuant to <a href="#">NAC 645.605(11)(a)</a> by impeding or attempting to impede the Division's investigation by failing to timely provide the Division with the Requested Documents; <a href="#">NRS 645.630(1)(t)</a> by failing, within a reasonable time, to account for or remit money in his possession belonging to others, by failing to timely transfer the entirety of the tenant deposits for the Property to TurnKey.	\$500 fine \$2,129.80 in Division costs and fines. Permits Voluntarily Surrendered.
Easdale, Candace <a href="#">2020-633</a> B.6578 (Active), B.1002016 (Active), PM.163202 (Active)	December 2022	Violated <a href="#">NRS 645.633(1)(h)</a> , pursuant to <a href="#">NAC 645.605(7)</a> , by acting with gross negligence or incompetence in failing to obtain a written property management agreement signed by the property owner of record for 5952 Tamarack Lodge Lane and RESPONDENT/LSI; <a href="#">NRS 645.633(1)(h)</a> , pursuant to <a href="#">NAC 645.605(7)</a> , by acting with gross negligence or incompetence in failing to obtain a written property management agreement with the property owner of record for 5515 Erin Lee Ct. and RESPONDENT/LSI; <a href="#">NRS 645.633(1)(h)</a> , pursuant to <a href="#">NAC 645.605(7)</a> , by acting with gross negligence or incompetence in failing to obtain a written property management agreement signed by the property owner of record for 5233 Pendergrass St. and RESPONDENT/LSI; <a href="#">NRS 645.633(1)(h)</a> , pursuant to <a href="#">NAC 645.605(1)</a> , by commingling funds between the accounts for the Pendergrass, Erin Lee, and Tamarack properties; <a href="#">NRS 645.630(1)(f)</a> , pursuant to <a href="#">NAC 645.605(1)</a> , by failing, within a reasonable time, to account for double charges that were charged to the Pendergrass property; <a href="#">NRS 645.633(1)(h)</a> pursuant to <a href="#">NAC 645.605(4)(c)</a> three separate times (once for each of the three Kellner properties) by failing to disclose, in writing, her "interest in or financial arrangement with any person or company that provides maintenance or other services to the property.	\$5,000 fine \$4,161.15 in Division costs and fees.
Naft, Richard <a href="#">2020-1052</a> B.1002185 (Active), B.1002174 (Active), BUSB.6890 (Active), BUSB.7049 (Active), PM.167638 (Active), PM.167639 (Active)	December 2022	Violated <a href="#">NRS 645.633(1)(h)</a> by engaging in conduct which constitutes gross negligence or incompetence pursuant to <a href="#">NAC 645.605(11)(a)</a> by impeding the Division's investigation when RESPONDENT failed to provide the complete transaction/broker's file to the Division in a timely manner after several requests.	\$500 fine \$3,692.60 in Division costs and fees.
Gold, Graham <a href="#">2020-740</a> (Unlicensed)	February 2023	Violated <a href="#">NRS 645.230(a)</a> as he acted as a real estate salesperson, as defined by <a href="#">NRS 645.040</a> , or real estate broker as defined by <a href="#">NRS 645.030</a> , without an appropriate license when he advertised his brokerage services by referencing the recent sale of 9420 W. Lake Mead Blvd., Las Vegas, NV 89134.	\$5,000 fine \$3,173.20 in Division costs and fees.



NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Hinh, Tammy <a href="#">2021-417</a> S.181303 (Revoked), PM.166953 (Revoked)	February 2023	Violated <a href="#">NRS 645.630(1)(t)</a> when she failed within a reasonable time to account for or remit any monies which came into her possession for the property, and which belonged to others; <a href="#">NRS 645.630(1)(i)</a> when she failed to place in custody of her licensed broker as soon as possible, any monies or deposit or consideration entrusted to her by any person dealing with her as the representative of her licensed broker; <a href="#">NRS 645.633(1)(i)</a> pursuant to <a href="#">NAC 645.605(1)</a> by engaging in a deceitful, fraudulent, or dishonest dealing and by failing to protect the public against fraud, misrepresentation or unethical practices related to a real estate transaction regarding the property; <a href="#">NRS 645.633(1)(i)</a> pursuant to <a href="#">NAC 645.605(6)</a> when she breached her obligation of absolute fidelity to her principal's interest and/or her obligation to deal fairly with all parties to a real estate transaction; <a href="#">NRS 645.633(1)(i)</a> pursuant to <a href="#">NAC 645.605(11)</a> when she failed to comply with the Division's request to provide documents and to supply a written response to the allegations in the complaint against her; <a href="#">NRS 645.635(6)</a> when she failed to produce all documents in her possession or under her control, concerning the real estate transaction involving the property to the Division, which was under investigation by the Division; <a href="#">NAC 645.650(2)</a> when she failed to provide all paperwork regarding the property to her broker with whom she was associated with within 5 calendar days after the paperwork was executed by all parties.	\$70,000 fine \$2,295.10 in Division costs and fees. Licenses and Permits Revoked.
Shell, Connor <a href="#">2020-739</a> (Unlicensed)	February 2023	Violated <a href="#">NRS 645.230(a)</a> as he acted as a real estate salesperson, as defined by <a href="#">NRS 645.040</a> , or real estate broker as defined by <a href="#">NRS 645.030</a> , without an appropriate license when he advertised his brokerage services by referencing the recent sale of 9420 W. Lake Mead Blvd., Las Vegas, NV 89134.	\$5,000 fine \$3,173.20 in Division costs and fees.
Shtulman, Jordan <a href="#">2020-738</a> (Unlicensed)		Violated <a href="#">NRS 645.230(a)</a> as he acted as a real estate salesperson, as defined by <a href="#">NRS 645.040</a> , or real estate broker as defined by <a href="#">NRS 645.030</a> , without an appropriate license when he advertised his brokerage services by referencing the recent sale of 9420 W. Lake Mead Blvd., Las Vegas, NV 89134.	\$5,000 fine \$3,188.64 in Division costs and fees.

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Anderson, Joseph <a href="#">2021-383</a> S.78640 (Expired)	February 2023	Violated <a href="#">NRS 645.633(1)(i)</a> as he as he engaged in conduct which constitutes deceitful, fraudulent, or dishonest dealings when he shoplifted merchandise from his brokerage's client.	\$10,000 fine \$1,688.60 in Division costs and fees. Licenses and Permits Revoked.
Bracco, Jeff <a href="#">2021-93</a> (Unlicensed)	February 2023	Violated <a href="#">NRS 645.230(1)(a)</a> as he acted as a real estate salesperson, as defined by <a href="#">NRS 645.040</a> , or real estate broker as defined by <a href="#">NRS 645.030</a> , without an appropriate license when he represented seller in a transaction for real property located in Nevada and advertised his brokerage services by referencing the recent sale of 9420 W. Lake Mead Blvd., Las Vegas, NV 89134.	\$35,000 fine \$4,340.54 in Division costs and fees.
Davidson, Kenneth <a href="#">2021-1116</a> B.144990 (Expired)	February 2023	Violated <a href="#">NRS 645.633(1)(h)</a> pursuant to <a href="#">NAC 645.605(1)(a)</a> when he impeded or attempted to impede any investigation of the Division by failing to comply or delay his compliance with numerous requests by the Division to provide documents; Violated <a href="#">NRS 645.633(1)(h)</a> pursuant to <a href="#">NAC 645.605(1)(b)</a> when he failed to provide a written response as requested by the Division on numerous occasions.	\$1,000 fine \$2,460 in Division costs and fees.
Dayal, Ajay Gerald <a href="#">2021-422</a> S.172484 (Revoked)	February 2023	Violated <a href="#">NRS 645.280(1)</a> when he, as a licensed salesperson offered and promised parts of his share of commission and compensation arising and/or accruing for any real estate transaction to Complainant who is not a real estate licensee real estate broker; Violated <a href="#">NRS 645.630(f)</a> when he failed to account for or remit any money that came into his possession which belonged to Complainant, and failed to provide K-1s for the years 2019 and 2020; Violated <a href="#">NRS 645.633(1)(h)</a> for acts constituting gross negligence and/or complete incompetence when he negotiated promises and offerings of commissions arising from real estate deals to Complainant who is not a real estate licensee; failed to provide K-1s to Complainant; failed to remit profits which came into his possession and belonged to Complainant; and failed to make payments on the Property which resulted in the loss of the Property; Violated <a href="#">NRS 645.633(1)(i)</a> for conduct which constitutes deceitful, fraudulent and/or dishonest dealings when he induced Complainant to invest \$20,000 for a down payment on the Property with the intention that RESPONDENT would sell the Property and Complainant would share in the profits from the sale; but RESPONDENT did not sell the property. Further, RESPONDENT extracted a \$100,000 from Complainant for Quantified businesses where RESPONDENT represented Complainant would receive monies which Complainant never received.	\$10,000 fine \$2,284 in Division costs and fees. License Voluntarily Surrendered.



NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Dayal, Ajay Gerald <a href="#">2021-1115</a> S.172484 (Revoked)	February 2023	Violated <a href="#">NRS 645.315(1)(b)</a> for failing to include any license numbers for the real estate professionals on its website; Violated <a href="#">NAC 645.610(1)(a)</a> for advertising services in a false and misleading way; Violated <a href="#">NRS 645.633(1)(h)</a> pursuant to <a href="#">NAC 645.605(11)(b)</a> for failing to supply a written response.	\$1,500 fine \$2,490 in Division costs and fees. License Voluntarily Surrendered.
Dayal, Ajay Gerald <a href="#">2021-49</a> S.172484 (Revoked)	February 2023	Violated <a href="#">NRS 645.252(2)</a> by failing to exercise reasonable care and skill with respect to all parties, when he, after holding an active real estate license for nearly three years, demonstrated recklessness in presenting contracts and preparing boiler plate forms; Violated <a href="#">NRS 645.252(1)(c)</a> by failing to disclose to the parties in the Philadelphia Property transaction that he had an interest in a principal, the Buyer, Quantified Development Group LLC; Violated <a href="#">NRS 645.630(1)(d)</a> by representing or attempting to represent a real estate broker other than the one he is associated with as demonstrated in the Philadelphia Property, Violated <a href="#">NRS 645.252(2)</a> when he failed to provide the Duties Owed form to his client Complainant before he signed the RP A for the Bufflehead Property.; Violated <a href="#">NRS 645.633(1)(h)</a> pursuant to <a href="#">NAC 645.253</a> when he failed to provide the Consent to Act to his clients, the Buyer Mr. Wan and the Seller Complainant, and proceeded to provide unconsented multiple representation in the Philadelphia Property transaction; Violated <a href="#">NRS 645.633(1)(i)</a> when he committed such acts of dishonesty, when he did not disclose to the Seller Complainant that he had an interest in a principal to the transaction, the Buyer, Quantified Development Group LLC.; Violated <a href="#">NRS 645.630(1)(a)</a> when he made material misrepresentations about the status of the buyer being an individual when the buyer was an LLC.; Violated <a href="#">NRS 645.633(1)(l)</a> when, through his direct acts, caused liens (lis pendens) to be recorded against the Properties and filed frivolous lawsuits (Ex Parte Emergency Application for Temporary Restraining Order and Preliminary Injunction) against his client which the Court denied; Violated <a href="#">NRS 645.633(1)(h)</a> pursuant to <a href="#">NAC 645.605(11)(a)</a> when he impeded or attempted to impede any investigation of the Division by failing to comply or delay his compliance with numerous requests by the Division to provide documents; Violated <a href="#">NRS 645.633(1)(h)</a> pursuant to <a href="#">NAC 645.605(11)(b)</a> when he failed to provide a written response as requested by the Division on numerous occasions.	\$10,000 fine \$2,211 in Division costs and fees. License Voluntarily Surrendered.

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Fleming, Bobby <a href="#">2021-771</a> S.172698 (Revoked)	March 2023	Violated <a href="#">NRS 645.633(1)(i)</a> by engaging in deceitful, fraudulent and/or dishonest dealings when he extracted monies from his Seller, including but not limited to, the \$400 for a broker's fee for a lease back, and instructing his Seller to pay the brokerage admin, who is actually RESPONDENT'S ex-wife; Violated <a href="#">NRS 645.254(1)</a> when he failed to exercise reasonable skill and care to carry out the terms of the brokerage agreement; Violated <a href="#">NRS 645.254(3)</a> by failing to list the Property at the price pursuant to Seller's instruction; Violated <a href="#">NRS 645.633(1)(i)</a> pursuant to <a href="#">NRS 645.280</a> , for instructing the Seller to remit payment to RESPONDENT'S ex-wife who is not a licensed real estate broker, broker-salesperson or salesperson; Violated <a href="#">NRS 645.633(1)(h)</a> pursuant to <a href="#">NAC 645.605(11)(b)</a> by failing to supply a written response to the Division despite multiple requests to do so.	\$50,000 fine \$3,441.07 in Division costs and fees. Licenses and Permits Revoked.
Savarin, Patrick M. <a href="#">2021-341</a> S.169010 (Revoked)	February 2023	Violated <a href="#">NRS 645.633(1)(i)</a> by engaging in conduct which constitutes deceitful, fraudulent or dishonest dealing pursuant to <a href="#">NAC 645.605(1)</a> for failing to do his utmost to protect the public against fraud, misrepresentation, or unethical practices when RESPONDENT stored an image of sellers' electronic signatures on his iPad for future use; Violated <a href="#">NRS 645.633(1)(i)</a> by engaging in conduct which constitutes deceitful, fraudulent or dishonest dealing pursuant to <a href="#">NAC 645.605(1)</a> for failing to do his utmost to protect the public against fraud, misrepresentation, or unethical practices when RESPONDENT used his personal email account to execute documents using sellers' electronic signatures without the sellers' written consent to do so; Violated <a href="#">NRS 645.633(1)(i)</a> by engaging in conduct which constitutes deceitful, fraudulent or dishonest dealing pursuant to <a href="#">NAC 645.605(7)</a> for failing to ensure that sellers executed the residential purchase agreement related to the Property and that his real estate broker and each party to the real estate transaction has a copy of the written agreement; Violated <a href="#">NAC 645.650(2)</a> for failing to provide the broker he is associated with a copy of the executed documents related to the Property within five calendar days after that paperwork was executed.	\$2,450 fine \$2,550 in Division costs and fees.
Scheppmann, Chelsea <a href="#">2021-580</a> BS.143576 (Active), PM.164592 (Active)	February 2023	Violated <a href="#">NRS 645.633(1)(h)</a> pursuant to <a href="#">NAC 645.605(11)(b)</a> for failing to provide a written response including supporting documentation to the NRED as requested; Violated <a href="#">NRS 645.635(6)</a> as she failed to respond or provide the Broker's file to the NRED as requested; Violated <a href="#">NRS 645.633(1)(t)</a> as RESPONDENT failed to provide a copy of the Residential Listing Agreements in a reasonable amount of time to COMPLAINANT;...	\$7,500 fine \$2,685.40 in Division costs and fees.



NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Scheppmann, Chelsea <a href="#">2021-580</a> CONTINUED	February 2023	...RESPONDENT failed to Account/Remit complainant's rents within a reasonable time which came into her possession which belonged to others and is therefore in violation of <a href="#">NRS 645.630(1)(t)</a> ; Violation of commingling the money belonging her clients with her own or converting the money for her own use, and is therefore in violation of <a href="#">NRS 645.630(1)(h)</a> .	\$7,500 fine \$2,685.40 in Division costs and fees.
Shahrakhi, Ali <a href="#">2021-622</a> S.61445 (Active)	February 2023	Violated NRS <a href="#">645.358(3)(a)-(b)</a> , for providing false information and indicating that he was not subject to a court order for the support of a child; Violated <a href="#">NRS 645.633(1)(i)</a> pursuant to <a href="#">NAC 645.605(11)(c)</a> as he supplied false information to an investigator, auditor, or other officer of the division; Violated <a href="#">NRS 645.330(1)(b)</a> as RESPONDENT made false statements of fact on his application.	\$2,450 fine \$2,550 in Division costs and fees.
Wilson, Philbert <a href="#">2022-314</a> B.1001034 (Active), B.1002757 (Active), PM.163519 (Active)	February 2023	Violated <a href="#">NRS 645.633(1)(h)</a> pursuant to <a href="#">NAC 645.605(11)(a)</a> when he impeded or attempted to impede any investigation of the Division by failing to comply or delay his compliance with numerous requests by the Division to provide documents; Violated <a href="#">NRS 645.633(1)(h)</a> pursuant to <a href="#">NAC 645.605(11)(b)</a> when he failed to provide a written response as requested by the Division on numerous occasions.	\$1,000 fine \$2,211 in Division costs and fees.



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

BROKERS / **75**

BROKER-SALESPERSONS / **84**

SALESPERSONS / **1058**

## Real Estate Statistics Through March 2023

	Brokers		Broker-Salespersons		Salespersons		Totals	
County	Active	Inactive	Active	Inactive	Active	Inactive	Active	Inactive
Unknown	10	0	14	1	68	5	92	6
Carson City	30	3	46	3	211	22	280	28
Churchill	9	0	6	1	50	5	65	6
Clark	1,890	53	2,228	143	16,233	1,735	20,351	1,931
Douglas	66	2	66	1	293	23	371	26
Elko	16	1	23	1	128	11	167	13
Esmeralda	0	0	0	0	0	0	0	0
Eureka	0	0	0	0	1	0	1	0
Humboldt	6	0	7	1	40	3	53	4
Lander	2	0	2	0	9	0	13	0
Lincoln	2	0	0	0	9	0	11	0
Lyon	22	0	22	1	166	21	210	22
Mineral	0	0	0	0	3	0	3	0
Nye	29	1	25	0	168	14	222	15
Out Of State	452	31	363	63	1,130	247	1,945	341
Pershing	3	0	0	0	6	0	9	0
Storey	1	0	2	0	3	1	6	1
Washoe	384	18	429	24	2,741	256	3,554	298
White Pine	4	0	3	0	3	0	10	0
Total	2,926	109	3,236	239	21,262	2,343	27,363	2,691

**PROPERTY  
MANAGERS**

ACTIVE  
**3,155**

INACTIVE  
**510**

**BUSINESS  
BROKERS**

ACTIVE  
**357**

INACTIVE  
**66**



## Remembering Bruce David Alitt

The Nevada Real Estate Division mourns the loss of our former Chief Compliance Officer, Bruce David Alitt. Bruce grew up in Bradley Beach, New Jersey before being accepted into the United States Naval Academy. There, he received a degree in Nuclear Engineering and went on to serve as an Officer aboard the USS Seawolf SSN 575.

After he left the service, Bruce pursued careers working as a nuclear engineer, as well as for the Nevada Department of Corrections. In 1999, Bruce joined NRED as an Investigator before being promoted to Chief Compliance Investigator in 2006. During his 4 years in this position, Bruce balanced the burgeoning HOA compliance section, all while heading the Real Estate compliance section as well.

Thank you, Bruce, for serving your state and country.

### NEW HIRES

#### **Arezoo Damghani**

Administrative Assistant II  
Education/Administration

#### **Hannah Dovilla**

Administrative Assistant II  
Licensing

#### **Amber Johnson**

Administrative Assistant III  
Ombudsman's Office

#### **Shannon Romero**

CE Program Specialist  
Education

#### **James Silva**

Compliance/Audit Investigator II  
Appraisal

#### **Shalayna Thayer**

Compliance/Audit Investigator II  
CIC Compliance

Official publication of the

## **STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY**

### **TERRY REYNOLDS**

*Director*

### **NEVADA REAL ESTATE DIVISION**

### **SHARATH CHANDRA**

*Administrator*

### **CHARVEZ FOGER**

*Deputy Administrator*

### **ANNALYN CARRILLO**

*Education & Information Officer*

### **KYLE MOORER**

*Publications Writer*

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Production of Open House  
is funded by the Real Estate  
Education and Research Fund.

### **NEVADA REAL ESTATE COMMISSION**

### **SPIRIDON "SPIROS" FILIOS**

*President*

Clark County

### **DAVID TINA**

*Vice President*

Clark County

### **DARRELL PLUMMER**

*Secretary*

Washoe County

### **LEE R. GURR**

*Commissioner*

Elko County

### **RUSSELL ROTH**

*Commissioner*

Clark County