

BEFORE THE REAL ESTATE COMMISSION
STATE OF NEVADA

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

Case No. 2015-1917

Petitioner,

vs.

BLANCA PAREDES,

Respondent.

FILED

DEC 16 2016

REAL ESTATE COMMISSION
BY *Ruben*

DECISION

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada (“Commission”) on Monday, December 5, 2016, at the Grant Sawyer Building, 555 E. Washington Avenue, Room 2450, Las Vegas, Nevada. Respondent Blanca Paredes (“Respondent”) appeared and testified under oath at the hearing. Keith E. Kizer, Senior 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”).

The matter having been submitted for decision based upon the allegations of the Complaint, the Commission now enters its Findings of Fact and Conclusions of Law as follows:

FINDINGS OF FACT

The Commission, based upon the evidence presented during the hearing, finds that there is substantial evidence in the record to establish each of the following Findings of Fact:

1. On or about October 11, 2011, the Division filed a Complaint for Disciplinary Action (“2011 Complaint”) against Respondent, alleging she violated NRS 645.230(1)(b) and NRS 645.235(1)(a) by engaging and offering to engage in property management activity without first obtaining the required license and permit from the Division.

2. On or about February 14, 2012, Respondent and the Division submitted a Stipulation for Settlement of Disciplinary Action to the Commission for approval.

...

1 3. In that Stipulation for Settlement of Disciplinary Action, Respondent admitted to the
2 facts and violations of law as alleged in the 2011 Complaint, agreed to cease and desist all property
3 management activities, and agreed to a \$5,000 administrative fine.

4 4. On or about May 16, 2012, the Commission issued an Order Approving Stipulation for
5 Settlement of Disciplinary Action.

6 5. Respondent has never obtained from the Division a license as a real estate broker, real
7 estate broker-salesperson, or real estate salesperson.

8 6. Respondent has never obtained from the Division a permit to engage in property
9 management.

10 7. Respondent is the Resident Agent and a Managing Member of Mare Investment Group,
11 LLC.

12 8. Aberash T. Gessese owned rental property located at 7857 Somerhill Point Way, Las
13 Vegas, Nevada (the "Property").

14 9. In or around February 2015, Respondent informed Gessese that RESPONDENT knew
15 of a person who was interested in leasing the Property.

16 10. Respondent and Gessese agreed that Gessese would pay RESPONDENT five percent
17 (5%) of the annual rent (\$14,400) as compensation for obtaining the Tenant for the Property.

18 11. On or about February 15, 2015, Respondent obtained the move-in information for the
19 Property and the applicant information for the Tenant.

20 12. At or about that same time, Respondent collected \$1,959 from the Tenant for prorated
21 rent, security deposit, and cleaning/key deposit.

22 13. On or about February 25, 2015, Respondent submitted an expense billing report to
23 Gessese for her \$720 fee (5% of \$14,400).

24 14. Respondent's expense billing report states that Mare Investment Group, LLC will
25 provide "eviction services [and] monitor payments for 12 months at agency's cost."

26 15. After deducting her \$720 fee, Respondent, through Mare Investment Group, LLC, sent
27 Gessese a check for \$1,239 on or about February 25, 2015.

28 ...

1 The Commission retains jurisdiction for correcting any errors that may have occurred in the
2 drafting and issuance of this Decision.

3 This Order shall become effective on the 20th day of January, 2017.

4 DATED this 15th day of December, 2016.

5 REAL ESTATE COMMISSION
6 STATE OF NEVADA

7 By: 
8 President, Nevada Real Estate Commission

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