

To whom it may concern: Teralyn Thompson

I have received the letter of invalidation of real estate license, I understand that I am to cease all activity as a real estate agent immediately.

Please schedule for me to attend the next commission meeting so that I may appeal this decision.

Thank You

  
Venus Holiday

helester

STATE OF NEVADA  
DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION

2501 East Sahara Avenue, Suite 102 \* Las Vegas, NV 89104-4137 \*(702) 486-4037  
email: realest@red.state.nv.us http://www.red.state.nv.us

RECEIVED  
FEB 12 2015  
DEPARTMENT OF BUSINESS & INDUSTRY  
REAL ESTATE DIVISION - LV  
LICENSING  
01-24-15

ORIGINAL LICENSING APPLICATION  
For Salesman, Broker-Salesman, or Broker License  
(New Fees Effective July 1, 2011)

TYPE OR PRINT CAREFULLY. THIS SECTION IS TO BE COMPLETED PERSONALLY BY THE CANDIDATE. NAC 645.105 Each application must be completed personally by the applicant. Members of the Commission or employees of the Division are expressly prohibited from helping a person prepare his license application.

\*Only information deemed by law to be confidential shall be confidential (SSN, exam results, background investigation results). Most information provided by an applicant for licensure is public information and must be provided upon request. By policy, the Real Estate Division shall post (via the web site) and sell licensee lists which include the licensee's name, business address (even if same as home address), and business telephone number.

License desired. Please check the box of the license type applied for:

<input checked="" type="checkbox"/>	SALESPERSON	\$210.00
<input type="checkbox"/>	BROKER-SALESPERSON	\$250.00
<input type="checkbox"/>	BROKER	\$250.00

Make checks payable to Nevada Real Estate Division (NRED) or submit the exact amount in cash.

SECTION I: (Please print clearly)

1. Applicant's name: VENUS HOLIDAY \*Social Security: [REDACTED]  
Add a nickname: \_\_\_\_\_ \*Date of birth: [REDACTED]  
\*Home Address: 9303 GILCREASE AVE #2195, LAS VEGAS NV 89149  
Street number and name, City, State, Postal code  
\*Mailing address (if applicable): SAME  
\*E-mail address: 8b110@gmail.com  
\*Home Phone: N/A \*Cell Phone: 702-808-3933

2. List any names used other than legal name listed on this application and explain. Provide proof that the names are the same person when the name on this application is different from your education transcripts, certificates, examinations, etc.

DIVISION USE ONLY:

Receipt #: 354800 License #: S176421  
Date: 2/12/15 License Issue Date: 2/25/15  
Processors Initials: DS Processors Initials: DS  
Expiration Date of INS Card: \_\_\_\_\_ FP forwarded date: 11/21/14  
Experience: \_\_\_\_\_ years \_\_\_\_\_ months \_\_\_\_\_ days = \_\_\_\_\_ college credits.  
Credits submitted from education courses: \_\_\_\_\_ Total credits (B/BS) or hours (S): \_\_\_\_\_

0x2/13

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**SECTION II. ALL APPLICANTS MUST COMPLETE ITEMS 1 THROUGH 10. Attach additional sheets if more space is needed.**

**1. Occupation:** List Employment history or unemployment status (i.e.: retired, student, homemaker, etc for the preceding two years (no gaps please) to date of application. Please attach an additional sheet if necessary.

Occupation	Employer	Address	Date Begin	Date ended
UNLICENSED ASST	REMAX/WINTERS	9330 W. SAHARA AVE	OCT 8 2012	JULY 2014
UNLICENSED ASST	LAWSON REAL ESTATE	7473 W. LAKE MEAD BLVD	AUG 2014	DEC 2014
OFFICE WORK	LAS VEGAS HOMES	10161 PARK RUN DR	DEC 2014	PRESENT

**2. Residences:** For preceding 3 years. Include current residence. Please attach an additional sheet if necessary.

Street Address	City & State	Begin date	End date
9303 GILCREASE AVE	LAS VEGAS	JAN 2012	PRESENT

**3.  Yes  No Prior experience in real estate?:** If you checked Yes, please list all states in which you hold or have held a Real Estate license. Attach to this form a history certified by the state in which you were licensed. The history must be dated less than 90 days from the Nevada license application acceptance date. No documentation required for a license that expired over 10 years ago.

State	Type of credential	Issuance Date	Expiration date	Credential number
IN	SALES PERSON	2007	2003	SP30100145

**4.  Yes  No U.S. Citizen?** Non-United States citizens must provide proof of the right to work in this country as an employee or independent contractor. Attach a copy of a current I.N.S. card, Work Permit card, or permanent resident card. An application submitted to the Dept of Naturalization and Immigration is not accepted.

If No, please write your country of citizenship: \_\_\_\_\_

Work permit or alien registration card expiration date: (mm/dd/yyyy) \_\_\_\_\_

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**5. Personal History:** *If your answer is YES to any of the following questions, attach the order as a result of the proceedings. On an attached sheet give full details, including the administrative agency, court, and title of the proceeding, disposition and any other pertinent information. (see NRS 645.330)*

Yes No

- |                          |                                     |    |   |
|--------------------------|-------------------------------------|----|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | a. | Have you or any business in which you are or were an owner, partner, officer or director ever been involved in an administrative proceeding regarding any professional or occupational license?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | b. | Has any license issued to you or any partnership or corporation of which you were a member or officer by any public authority been suspended or revoked?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | c. | Has an application for any type of license been denied?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | d. | Has a surety company declined to be surety on any bond written on you in the two years prior to the date of the application?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | e. | Have you <u>ever</u> been charged with or arrested for a felony, gross misdemeanor, or misdemeanor?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | f. | Have you <u>ever</u> been convicted of a felony, gross misdemeanor, or misdemeanor?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | g. | Have you <u>ever</u> been permitted to change your plea of guilty or had a criminal conviction reversed, or had a judgment or verdict vacated?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | h. | Have you <u>ever</u> received an executive pardon?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | i. | Have you <u>ever</u> been convicted of, or are you under indictment for, or have you entered a plea of guilty or nolo contendere to forgery, embezzlement, obtaining money under false pretenses, larceny, extortion, conspiracy to defraud or any crime involving moral turpitude? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | j. | Are you presently on parole or probation or paying any restitution?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | k. | Have you ever filed bankruptcy or has bankruptcy been filed against you? If yes, please provide the date of discharge _____. If filed within the past 7 years, please provide a copy of the discharge.  |

**6. CHILD SUPPORT QUESTIONNAIRE: CHECK ONE BOX, REQUIRED.**

- I am not subject to a court order for the support of a child.
- I am subject to a court order for the support of one or more children and AM IN COMPLIANCE with that order or plan approved by the district attorney or other public agency enforcing the order for the repayment of the amount owed in that order.
- I am subject to a court order for the support of one or more children and NOT IN COMPLIANCE with that order or plan approved by the district attorney or other public agency enforcing the order for the repayment of the amount owed in that order.

**7. NEVADA RESIDENT?**

Yes  No

If no, complete and attach a notarized 656 Form.

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**8. REPORT OF EXISTENCE OF NEVADA BUSINESS LICENSE**

Pursuant to NRS 353C.1965

All applicants MUST complete this section. Please select ONE option.

I have a Nevada business license number assigned by the Nevada Secretary of State upon compliance with the provisions of NRS Chapter 76.

My Nevada business license number is: \_\_\_\_\_

I have applied for a Nevada business license with the Nevada Secretary of State upon compliance with the provision of NRS Chapter 76 and my application is pending.

I do NOT have a Nevada business license number.

The Real Estate Division is not the arbiter of determining whether the applicant needs a business license. Information about the Nevada business license can be found on the Secretary of State's website at: <http://nvsos.gov/>

**9. DECLARATION: Signature of applicant**

I, (print name) VENUS HOLIDAY hereby, under penalty of perjury, declare that the answers contained in this application are true and correct; and I understand:

- That if I am subject to a court order for support of one or more children and I am not in compliance with that order or plan my application for license, certification or renewal of a license or certification will be denied;
- That I will faithfully comply with all the statutes and regulations of the State of Nevada pertaining to the conduct of real estate licensees in the State of Nevada;
- That by signing this application I authorize any person or institution to which reference is made by me in connection with the application to release or divulge to the Real Estate Division any information in the possession of such person or institution regarding me.

Signature: \_\_\_\_\_

Venus Holiday

Date: \_\_\_\_\_

2/12/15

STATE OF NEVADA  
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10. COMPANY AFFILIATION:

Both physical and mailing and physical address must be located in the State of Nevada.

- a. SUN VALLEY REALTY  
Provide Company Name: Fictitious name or d.b.a. (if applicable, as registered with the County Clerk's office):
- b. VENUS HOLIDAY REALTY, LLC - 1738 E PILOT RD  
Name of Corporation, LLC, or Partnership as registered with the Nevada Secretary of State
- c. 4170 CHARLOTTE AVE #1 LAS VEGAS NV NV, 89 120  
Location address (provide number street, city, state, zip)
- d. \_\_\_\_\_ NV, 89 \_\_\_\_\_  
Company mailing address (if different from physical address above)
- e. 702-235-9375 martyzabib@gmail.com  
Business Telephone Number Business email address

Acknowledgement of Intent to Employ

**NOTE: BROKER applicants are not required to sign "Acknowledgement of Intent to Employ" below.**

f. This is to certify that I, MARTY ZABIB, am a duly licensed broker, Owner/Developer, Sales Manager, or Office Manager on active status registered with the Nevada Real Estate Division of the Department of Business and Industry. It is my present intent to employ or associate with me the within named salesperson or broker salesperson VENUS HOLIDAY (required). I will exercise careful supervision over his/her real estate activities while he/she is associated with or employed for me.

License number of Broker, Sales Manager, or Office Manager # B1001012 (required)

MARTY ZABIB  
Print name of Broker or Licensed Office Manager with authority

X [Signature]  
Original signature of Broker or Office Manager with authority

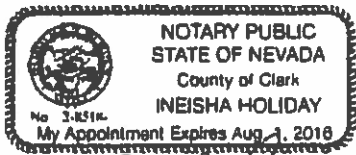
Verification upon oath or affirmation. (section f only)

State of NEVADA  
County of CLARK

Signed and sworn to (or affirmed) before me on 2/8/15, (date) by MARTY ZABIB  
(Notary print name of person signing document.)

Seal

X [Signature]  
(Signature of Notary)



[Signature]



## CIVIL APPLICANT WAIVER

### NOTICE OF NONCRIMINAL JUSTICE APPLICANT'S RIGHTS

As an applicant who is the subject of a Federal Bureau of Investigation (FBI) fingerprint-based criminal history record check for a noncriminal justice purpose you have certain rights which are discussed below.

1. You must be notified by (enter name of submitting agency) Nevada Real Estate Division (NRED) that your fingerprints will be used to check the criminal history records of the FBI and the State of Nevada.
2. If you have a criminal history record, the officials making a determination of your suitability for the job, license or other benefit for which you are applying must provide you the opportunity to complete or challenge the accuracy of the information in the record. You may review and challenge the accuracy of any and all criminal history records which are returned to the submitting agency. The proper forms and procedures will be furnished to you by the Nevada Department of Public Safety, Records Bureau upon request. If you decide to challenge that accuracy or completeness of your FBI criminal history record, Title 28 of the Code of Federal Regulations Section 16.34 provides for the proper procedure to do so:  
**16.34 – Procedure to obtain change, correction or updating of identification records.**  
If, after reviewing his/her identification record, the subject thereof believes that it is incorrect or incomplete in any respect and wishes changes, corrections or updating of the alleged deficiency, he/she should make application directly to the agency which contributed the questioned information. The subject of a record may also direct his/her challenge as to the accuracy or completeness of any entry on his/her record to the FBI, Criminal Justice Information Services (CJIS) Division, ATTN: SCU, Mod. D-2, 1000 Custer Hollow Road, Clarksburg, WV 26306. The FBI will then forward the challenge to the agency which submitted the data requesting that agency to verify or correct the challenged entry. Upon the receipt of an official communication directly from the agency which contributed the original information, the FBI CJIS Division will make any changes necessary in accordance with the information supplied by that agency.
3. Based on 28CFR § 50.12 (b), officials making such determinations should not deny the license or employment based on information in the record until the applicant has been afforded a reasonable time to correct or complete the record or has declined to do so.
4. You have the right to expect that officials receiving the results of the fingerprint-based criminal history record check will use it only for authorized purposes and will not retain or disseminate it in violation of federal or state statute, regulation or executive order, or rule, procedure or standard established by the National Crime Prevention and Privacy Compact Council.
5. I hereby authorize (enter name of the requesting agency) Nevada Real Estate Division (NRED), to submit a set of my fingerprints to the Nevada Department of Public Safety, Records Bureau for the purpose of accessing and reviewing State of Nevada and FBI criminal history records that may pertain to me.  
In giving this authorization, I expressly understand that the records may include information pertaining to notations of arrest, detentions, indictments, information or other charges for which the final court disposition is pending or is unknown to the above referenced agency. For records containing final court disposition information, I understand that the release may include information pertaining to dismissals, acquittals, convictions, sentences, correctional supervision information and information concerning the status of my parole or probation when applicable.

6. I hereby release from liability and promise to hold harmless under any and all causes of legal action, the State of Nevada, its officer(s), agent(s) and/or employee(s) who conducted my criminal history records search and provided information to the submitting agency for any statement(s), omission(s), or infringement(s) upon my current legal rights. I further release and promise to hold harmless and covenant not to sue any persons, firms, institutions or agencies providing such information to the State of Nevada on the basis of their disclosures. I have signed this release voluntarily and of my own free will.

A reproduction of this authorization for release of information by photocopy, facsimile or similar process, shall for all purposes be as valid as the original.

In consideration for processing my application I, the undersigned, whose name and signature voluntarily appears below; do hereby and irrevocably agree to the above.

Applicant's Name: Venus Holiday  
(PLEASE PRINT LAST, FIRST, MIDDLE)  
Address: 9303 Gilcrease Ave #2190  
Applicant's Signature: Venus Holiday  
Date: 2/12/15

Submitting Agency: Nevada Real Estate Division (NRED)  
Address: 2501 E. Sahara, Suite 102, Las Vegas, NV 89104  
Agency representative: \_\_\_\_\_  
(PLEASE PRINT LAST, FIRST, MIDDLE)  
Agency representative's Signature: \_\_\_\_\_  
Date: \_\_\_\_\_



# PSI SERVICES LLC

This report certifies that the candidate listed below has taken a State of Nevada Real Estate licensing examination and achieved the results detailed below.

State of Nevada Real Estate

Candidate I.D.#: ██████████

EXAM DATE: 02/13/2014

EXAM: NV Sales

Venus E Holiday

9330 W. Sahara Ave

Las Vegas, Nevada 89117



The following is an analysis of your examination:

Portion **NV Salesperson - State**

Topic	# Questions	# Correct
Commission Duties and Powers	2	█
Licensing	3	█
Property Disclosures	7	█
Recordkeeping	3	█
Contracts	10	█
Advertising	4	█
Brokerage/Agency	9	█
Special Topics	2	█
<b>RESULT ** PASS **</b>	<b>Total:</b>	<b>40</b>

**Congratulations! You have passed the NV Sales Examination.**

If you need to register for another examination, you may visit our website at [www.psiexams.com](http://www.psiexams.com) or call PSI at 1-800-733-9267 the next business day or later to register with a Visa or Mastercard.

## PSI SERVICES LLC

This report certifies that the candidate listed below has taken a State of Nevada Real Estate licensing examination and achieved the results detailed below.

State of Nevada Real Estate

Candidate I.D.#: ██████████

EXAM DATE: 02/13/2014

EXAM: NV Sales

Venus E Hollday

9330 W. Sahara Ave

Las Vegas, Nevada 89117



The following is an analysis of your examination:

Portion **NV Salesperson - National**

Topic	# Questions	# Correct
I. Property Ownership	7	██████████
II. Land use controls and regulations	5	██████████
III. Valuation and market analysis	8	██████████
IV. Financing	6	██████████
V. General principles of agency	10	██████████
VI. Mandated disclosures	8	██████████
VII. Contracts	11	██████████
VIII. Transfer of title	5	██████████
IX. Practice of real estate	12	██████████
X. Real estate calculations	6	██████████
XI. Specialty areas	2	██████████
<b>RESULT ** PASS **</b>	<b>Total:</b>	<b>60</b>

**Congratulations! You have passed the NV Sales Examination.**

If you need to register for another examination, you may visit our website at [www.psil exams.com](http://www.psil exams.com) or call PSI at 1-800-733-9267 the next business day or later to register with a Visa or Mastercard.



KEY REALTY  
SCHOOL



# CERTIFICATE OF EDUCATION

This is to certify that

**Venus Holiday**

Has successfully completed the following educational program

**90 Hrs of Principles and Law of Real Estate**

Course Number: 9000023-RE

Date of Course Completion: February 27, 2014

Student Signature:

I certify that I have completed this course through my own efforts in the matter outlined in the Key Realty School mission statement.

School Signature:

School Counselor - Pamela Garrett

This course is a pre licensing course and cannot be used as continuing education.  
This certificate has been issued by Key Realty School of Nevada  
This course is approved by the Nevada Real Estate Commission  
This course has been completed through correspondence.

Key Realty School 3650 E. Flamingo Rd. Las Vegas, NV 89121 (800) 472-3893

**\*\*The Applicant MUST return this form to the Real Estate Division\*\***

## Verification of Fingerprints Submitted

The fingerprints of the named applicant have been taken and forwarded electronically to the Nevada Department of Public Safety

Name (Please Print) Venus Holiday

Date of Birth (mo/day/year) [REDACTED]

Social Security Number [REDACTED]

Home Address (Street) 9303 Gilcrease Ave #2190

City Las Vegas State NV Zip 89149

Telephone (702) 808-3933

Type of License (Check one)

- Real Estate (salesman, broker-salesman, broker)
- Appraisal (licensed, certified, intern)
- Timeshare sales agent
- Inspector of Structures
- Community Manager
- Property Management Permit
- Business Broker Permit
- Asset Management Permit

*By this signature, I authorize my fingerprints to be submitted to the Nevada Criminal History Repository and the Federal Bureau of Investigation for a criminal background report.*

Venus Holiday  
Signature

11-21-14  
Date

### For Office Use Only

Date Prints Submitted: 11-21-14

Agency Stamp

Processed by: William Lopez

TCN: NVBTB0006995

Livescan prints taken by  
B&D FINGERPRINTING SERVICES, LLC