

APR 18 2017

REAL ESTATE COMMISSION  
BY *R. Brian Spade*

BEFORE THE REAL ESTATE COMMISSION  
STATE OF NEVADA

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

Case Nos. RES 14-10-01-114  
and 2015-3531

Petitioner,

vs.

WEI (VICTOR) XU WANG,

Respondent.

**COMPLAINT AND NOTICE OF HEARING**

The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY OF THE STATE OF NEVADA ("Division"), by and through its counsel, Adam Paul Laxalt, Attorney General of the State of Nevada, and Keith E. Kizer, Senior Deputy Attorney General, hereby notifies RESPONDENT WEI (VICTOR) XU WANG ("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL ESTATE COMMISSION. The hearing will be held pursuant to Chapters 233B and Chapter 645 of the Nevada Revised Statutes ("NRS") and Chapter 645 of the Nevada Administrative Code ("NAC"). The purpose of the hearing is to consider the allegations stated below and to determine if the RESPONDENT should be subject to an administrative penalty as set forth in NRS 645.633 and/or NRS 645.630 and/or NRS 622.400, and the discipline to be imposed, if violations of law are proven.

**JURISDICTION**

RESPONDENT was at all relevant times mentioned in this Complaint licensed by the Division as a salesperson under license number S.0170101, and as a property manager under permit number PM.0164885, and is therefore subject to the jurisdiction of the Division and the Commission and the provisions of NRS chapter 645 and NAC chapter 645.

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1 **FACTUAL ALLEGATIONS**

2 1. RESPONDENT was licensed as a salesperson under license number S.0170101 from  
3 November 30, 2010, to November 30, 2015, and as a property manager under permit number PM.  
4 0164885 from April 26, 2011, to November 30, 2015.

5 2. At all times relevant to this Complaint, RESPONDENT was associated with broker  
6 Hairang (Davis) Zhong at Landmark Realty LLC.

7 3. In or around July or August 2011, RESPONDENT entered into management agreements  
8 with Shao Ling Qi and Xiao Xi Huang (the "Owners") to manage seven real estate properties owned by  
9 them and located in Las Vegas, Nevada.

10 4. The terms of those management agreements expired on June 20, 2013.

11 5. RESPONDENT did not provide the management agreements and related paperwork to  
12 Zhong.

13 6. On or about January 18, 2012, the Owners paid RESPONDENT approximately  
14 \$25,000.00 to manage their real estate properties.

15 7. RESPONDENT did not provide that money to Zhong.

16 8. RESPONDENT managed those real estate properties.

17 9. RESPONDENT did not inform Zhong that RESPONDENT was managing those  
18 properties.

19 10. Up until approximately June 20, 2012, RESPONDENT accepted rent payments and  
20 security deposits from renters of those properties.

21 11. RESPONDENT did not place those rent payments and security deposits in the custody  
22 of Zhong.

23 12. RESPONDENT promised to pay the Owners all the collected rent and security deposits.

24 13. RESPONDENT did not pay the Owners approximately \$12,804.00 of the collected rent  
25 and security deposits.

26 14. Up until approximately February 2012, the Owners provided RESPONDENT with  
27 approximately \$259,000.00 for the purchase of real estate properties on their behalf.

28 15. RESPONDENT did not use those monies to buy real estate properties for the Owners.



1 **NOTICE OF HEARING**

2 **PLEASE TAKE NOTICE** that a disciplinary hearing has been set to consider the  
3 Administrative Complaint against the above-named Respondent in accordance with Chapters 233B and  
4 645 of the Nevada Revised Statutes and Chapter 645 of the Nevada Administrative Code.

5 **THE HEARING WILL TAKE PLACE** on May 23, 2017 commencing at 9:00 a.m., or as  
6 soon thereafter as the Commission is able to hear the matter, and each day thereafter  
7 commencing at 9:00 a.m. through May 25, 2017, or earlier if the business of the Commission is  
8 concluded. The Commission meeting will be held on May 23-25, 2017, at the Nevada State  
9 Business Center, 3300 West Sahara Avenue, 4<sup>th</sup> Floor – Nevada Room, Las Vegas, Nevada 89102.

10 **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the same  
11 time as part of a regular meeting of the Commission that is expected to last from May 23-25,  
12 2017, or earlier if the business of the Commission is concluded. Thus, your hearing may be  
13 continued until later in the day or from day to day. It is your responsibility to be present when  
14 your case is called. If you are not present when your hearing is called, a default may be entered  
15 against you and the Commission may decide the case as if all allegations in the complaint were  
16 true. If you have any questions please call Rebecca Hardin, Commission Coordinator (702) 486-  
17 4074.

18 **YOUR RIGHTS AT THE HEARING:** except as mentioned below, the hearing is an open  
19 meeting under Nevada’s open meeting law, and may be attended by the public. After the evidence and  
20 arguments, the commission may conduct a closed meeting to discuss your alleged misconduct or  
21 professional competence. A verbatim record will be made by a certified court reporter. You are  
22 entitled to a copy of the transcript of the open and closed portions of the meeting, although you must  
23 pay for the transcription.

24 As the Respondent, you are specifically informed that you have the right to appear and be heard  
25 in your defense, either personally or through your counsel of choice. At the hearing, the Division has  
26 the burden of proving the allegations in the complaint and will call witnesses and present evidence  
27 against you. You have the right to respond and to present relevant evidence and argument on all issues  
28 ...


1 involved. You have the right to call and examine witnesses, introduce exhibits, and cross-examine  
2 opposing witnesses on any matter relevant to the issues involved.

3 You have the right to request that the Commission issue subpoenas to compel witnesses to  
4 testify and/or evidence to be offered on your behalf. In making the request, you may be required to  
5 demonstrate the relevance of the witness' testimony and/or evidence. Other important rights you have  
6 are listed in NRS 645.680 through 645.990, NRS Chapter 233B, and NAC 645.810 through 645.875.


7 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or  
8 NAC 645 and if the allegations contained herein are substantially proven by the evidence  
9 presented and to further determine what administrative penalty is to be assessed against the  
10 RESPONDENT, if any, pursuant to NRS 645.235, 645.633 and or 645.630.

11 DATED this 17 day of April, 2017.

12 State of Nevada  
13 Department of Business and Industry  
14 Real Estate Division

15 By:   
16 SHARATH CHANDRA, Administrator  
17 2501 East Sahara Avenue  
18 Las Vegas, Nevada 89104-4137  
19 (702) 486-4033

20 ADAM PAUL LAXALT  
21 Attorney General

22 By:   
23 KEITH E. KIZER (Bar. No. 4305)  
24 Senior Deputy Attorney General  
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28 Attorneys for Real Estate Division