

1 purchase of several investment properties.

2 4. Mr. Goodman asked the RESPONDENT to prepare residential leases for several
3 properties.

4 5. Mr. Goodman retained Aaron Spears of Las Vegas Property Services to manage the
5 properties and put the RESPONDENT in touch with him to finalize the leases.

6 6. RESPONDENT met with Aaron Spears several times regarding the leases.

7 7. On or about March 31, 2016, RESPONDENT prepared a Residential Lease Agreement
8 for tenant Aaron Spears to rent 1029 Geranium Drive in Henderson, Nevada.

9 a. The bottom of every page of the residential lease states that the form was prepared
10 on a form presented by Heather L. Etchings, Easy Street Realty Las Vegas and
11 contains Ms. Etchings's telephone number and email.

12 b. The RESPONDENT indicated that Aaron Spears and Las Vegas Property Services
13 is the contact for maintenance and emergencies at 1029 Geranium Drive. (#141).

14 8. On or about April 8, 2016, RESPONDENT prepared a Residential Lease Agreement for
15 1112 Bass Drive, Unit D, Henderson.

16 a. The bottom of every page of the residential lease states that the form was prepared
17 on a form presented by Heather L. Etchings, Easy Street Realty Las Vegas and
18 contains Ms. Etchings's telephone number and email.

19 b. The Owner's Broker is listed as Easy Street Realty with RESPONDENT as broker.

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21 c. Paragraph 25 of the lease provides that the tenant is to contact Aaron Spears of
22 Las Vegas Property Services for any maintenance or essential services or
23 emergencies on behalf of the landlord.

24 d. Paragraph 46 of the Residential Lease Agreement provides:

25 Tenants are aware the Owner/Landlord has employed
26 Las Vegas Property Services to manage the property
27 and their contact is Aaron Spears. Once lease is
28 executed, all deposits will be turned over to Las Vegas
Property Services and the services provided by Easy
Street Realty to list and lease the property on behalf of
Owner/Landlord will have concluded.

1 e. RESPONDENT signed as the authorized Agent, and Las Vegas Property Services
2 is listed as the Management Company.

3 f. On April 8, 2016, Aaron Spears received and signed for \$2,415.00 in money order
4 security deposits.

5 9. On or about April 19, 2016, RESPONDENT prepared a Residential Lease Agreement for
6 2903 Bungalow Lane, Henderson Nevada.

7 a. The bottom of every page of the residential lease states that the form was prepared
8 on a form presented by Heather L. Etchings, Easy Street Realty Las Vegas and
9 contains RESPONDENTS telephone number and email.

10 b. The Owner's Broker is listed as Easy Street Realty with RESPONDENT as agent.

11 c. Paragraph 25 of the lease provides that the tenant is to contact Aaron Spears of
12 Las Vegas Property Services for any maintenance or essential services or
13 emergencies on behalf of the landlord.

14 d. Paragraph 46 of the Residential Lease Agreement provides:

15 Tenants are aware the Owner/Landlord has employed
16 Las Vegas Property Services to manage the property
17 and their contact is Aaron Spears. Once lease is
18 executed, all deposits will be turned over to Las Vegas
Property Services and the services provided by Easy
Street Realty to list and lease the property on behalf of
Owner/Landlord will have concluded.

19 e. Security Deposits and first month rent in the amount of \$2,100 was to be
20 turned over to Las Vegas Property Services, Landlord's property
21 management company.

22 f. RESPONDENT signed as the authorized Agent, and Las Vegas Property
23 Services is listed as the Management Company.

24 10. In May, 2016, RESPONDENT assisted Aaron Spears with a lease for property that
25 was not listed by Easy Street Realty.

26 a. On or about May 4, 2016, RESPONDENT prepared a Residential Lease
27 Agreement listing Aaron Spears as the Broker of Record for 4202 Flamingo Crest
28 Drive, Unit #3 property owned by Anh Tuan Che Nguyen ("Complainant").

1 b. The bottom of every page of the residential lease states that the form was prepared
2 on a form presented by Heather L. Etchings, Easy Street Realty Las Vegas and
3 contains RESPONDENTS telephone number and email.

4 c. Aaron Spears had a property management agreement with Anh Tuan Che
5 Nguyen.

6 i. For his services as a property manager, Aaron Spears was to receive
7 \$350 from the first month rent as a fee for acquiring, screening and
8 renting the premises and \$45 per month as a fee for managing the
9 property.

10 ii. The agreement was signed by the Complainant and the Aaron Spears
11 on May 26, 2016.

12 11. On or about February 15 2017, Complainant filed a written Complaint with the
13 Real Estate Division.

14 12. Aaron Spears is not licensed by the Division in any capacity, and is the Respondent
15 in Case No 2017-389 for unlicensed activities.

16 13. On or about February 22, 2017, the Division sent the RESPONDENT a certified
17 letter at Easy Street Realty in Las Vegas, NV informing her that the Division was opening an investigation
18 and requesting information on Aaron Spears.

19 14. On or about February 22, 2017, the Division sent Easy Street Realty broker Bret M.
20 Holle a letter informing him that a complaint was received against RESPONDENT, Heather Etchings.

21 15. On or about March 7, 2017, Bret Holle responded to the letter from the Division.

22 16. On or about March 7, 2017, RESPONDENT responded to the letter from the Division
23 explaining her contacts and dealings with Aaron Spears.

24 17. On or about May 18, 2017, the Division sent the RESPONDENT a letter informing her
25 that the Division has sufficient evidence to commence disciplinary action against her and plans to file a
26 Complaint for hearing before the Real Estate Commission.

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1 **CONCLUSIONS OF LAW**

2 The Commission, based upon the preponderance of the evidence, makes the following
3 legal conclusions:

4 RESPONDENT did not violate NRS 645.235(1)(b) by knowingly assisting or offering to assist
5 another person or persons to engage in activity for which a license, permit, certificate or registration or
6 any type of authorization is required pursuant to NRS 645, or any regulation adopted pursuant thereto, if
7 that person or persons did not hold the required license, permit, certificate or registration or has not been
8 given the required authorization.

9 **ORDER**

10 IT IS HEREBY ORDERED that Case No. 2017-390 is dismissed.

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

13 This Order shall become effective on the 27th day of March, 2019.

14 DATED this 19th day of April, 2019.

15 REAL ESTATE COMMISSION
16 STATE OF NEVADA

17
18 By: 
19 _____
20 President, Nevada Real Estate