

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

**FILED**

JUN 20 2019

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

Case No. 2017-577

REAL ESTATE COMMISSION  
*Ruby Tatt*

Petitioner,

vs.

SUNG (KIM) LARSEN,

Respondent.

**DECISION**

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada ("Commission") on June 11, 2018, at the Nevada State Business Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada. Respondent SUNG (KIM) LARSEN ("RESPONDENT") appeared on behalf of herself. Donald J. Bordelove, Deputy Attorney General, appeared and prosecuted the Complaint on behalf of petitioner Sharath Chandra, Administrator of the Real Estate Division, Department of Business and 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. RESPONDENT was licensed as a Salesperson, license number S.0051518.
2. In or about October 2012, Complainant Stevins Jones ("Jones") went to Elite Realty to find an agent to help him buy a home.
3. He was introduced to RESPONDENT who showed him properties.
4. RESPONDENT showed Jones a property located on Swandale Ave, Las Vegas, Nevada (the "Property").



1 the Complaint are true and supported by substantial evidence.

2 4. RESPONDENT violated NRS 645.633(1)(i) *on two (2) occasions* by engaging in conduct  
3 which constitutes deceitful, fraudulent or dishonest dealing in connection with NAC 645.605(1) and/or  
4 (11) including promising to repay the loan, failing to do so, and/or evading Jones, and/or claiming the  
5 loan was for a different amount.

6 5. RESPONDENT violated NRS 645.630(1)(a), (b), (f), and/or (h) *on two (2) occasions* by  
7 making any material misrepresentation or false promise in connection with NAC 645.605(1) and/or (11)  
8 including promising and failing to repay the loan and/or additionally promising and failing to begin  
9 repayment of the loan in her response the Division's investigation.

10 6. Fees and costs amount of \$1,229.75 are reasonable in this matter consistent with the  
11 factors set forth in *Brunzell v. Golden Gate Nat'l Bank*, 85 Nev. 345, 455 P.2d 31 (1969) which the  
12 Commission considered fully.

13 **ORDER**

14 IT IS HEREBY ORDERED that RESPONDENT shall pay to the Division a total fine of \$1,500,  
15 inclusive of fees and costs (fees and costs amount to \$1,229.75). Respondent shall pay the total fine to  
16 the Division within 6 months of the effective date of this Order. The Division may institute debt  
17 collection proceedings for failure to timely pay the total fine. In the event RESPONDENT fails to timely  
18 pay the fine, RESPONDENT's license shall be automatically suspended until the failed payment is made.

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

21 This Order shall become effective on the 20<sup>th</sup> day of July, 2019.

22 Dated this 20<sup>th</sup> day of June, 2019.

23 REAL ESTATE COMMISSION  
24 STATE OF NEVADA

25 By: 

26 President, Nevada Real Estate Commission  
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