

BEFORE THE REAL ESTATE COMMISSION  
STATE OF NEVADA

FILE

MAY 05 2020

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

Case No. 2017-647

REAL ESTATE COMMISSION  
BY *Evelyn Patten*

Petitioner,

vs.

TERRI JO HOOK,

Respondent.

**AMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Whereas, on March 31, 2020, that certain Finding of Fact, Conclusions of Law and Order (“Order”) was entered by the Nevada Real Estate Commission (“Commission”) effective April 30, 2020;

Whereas, the Commission retains jurisdiction to correct any errors that may have occurred in the drafting of the Order;

Whereas, the Order erroneously stated that the Commission by unanimous vote entered into the findings of fact and conclusions of law stated in that Order;

The Commission now amends the Order to state that the Commission in a 3 to 2 vote (as opposed to unanimous consent) found that the findings of fact and conclusions of law set forth in the Order were proven and entered.

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1 All other terms and conditions of the Order set forth in Exhibit 1, attached hereto and  
2 incorporated by reference herein, shall remain in full force and effect.


3 DATED this 5<sup>th</sup> day of May, 2020.

4 REAL ESTATE COMMISSION  
5 STATE OF NEVADA

6 By:   
7 President, Nevada Real Estate Commission

8 Submitted by:

9 AARON D. FORD  
10 Attorney General

11 By:   
12 Karissa D. Nell, Esq.  
13 Deputy Attorney General  
14 555 E. Washington Avenue, Suite 3900  
15 Las Vegas, Nevada 89101  
16 (702) 486-3894  
17 Attorneys for Nevada Real Estate Division  
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**EXHIBIT 1**

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1 BEFORE THE REAL ESTATE COMMISSION

2 STATE OF NEVADA

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

Case No. 2017-647

5 Petitioner,

**FILED**

6 vs.

MAR 3 1 2020

7 TERRI JO HOOK,

REAL ESTATE COMMISSION

8 Respondent.

BY *Evely Tatter*

9  
10 **FINDING OF FACT, CONCLUSIONS OF LAW AND ORDER**

11 This matter came on for hearing before the Real Estate Commission, Department of Business  
12 and Industry, State of Nevada (the "Commission"), during a regular agenda commencing March 10,  
13 2020, at the at the Grant Sawyer Building, 555 East Washington Avenue, Room 4401, Las Vegas,  
14 Nevada 89101 (the "Hearing"). RESPONDENT TERRI JO HOOK (hereinafter, "RESPONDENT" or  
"HOOK") appeared on her own behalf. Karissa D. Neff, Esq., Deputy Attorney General with the  
15 Nevada Attorney General's Office, appeared on behalf of the Real Estate Division of the Department of  
16 Business and Industry, State of Nevada (the "Division").

17 After hearing testimony presented in this matter and for good cause appearing, the Commission  
18 now enters its Findings of Fact, Conclusions of Law, and Order against RESPONDENT as follows:

19 **FINDINGS OF FACT**

20 The Commission, by unanimous vote, based upon evidence presented during the Hearing, enters  
21 a finding of the following facts:

- 22 1. RESPONDENT has been licensed as a salesperson under license number S.0069235  
23 beginning on January 10, 2006, which license is currently active.
- 24 2. NAC 645.448 requires that a licensee satisfy certain continuing education requirements and  
25 provide proof to the Division of satisfying those requirements within the required time period set forth  
26 in the administrative code to renew his or her license.
- 27 3. NAC 645.448(1) states, in relevant part, "a real estate salesperson who wishes to renew  
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1 his or her license must complete at least 48 hours of continuing education at approved educational  
2 courses, seminars or conferences during the license renewal period. Twenty-four of the hours must be  
3 completed before the end of each 2-year period. Each licensee must provide the Division with proof of  
4 completion before the end of each 2-year period.

5 4. RESPONDENT failed to complete and provide proof to the Division of her completed  
6 mid-point education requirements by January 31, 2015.

7 5. DUE to RESPONDENT's failure to complete and submit proof to the Division of her  
8 completed mid-point education requirements by January 31, 2015, RESPONDENT's license became  
9 involuntarily inactive on February 1, 2017.

10 6. On or around February 27, 2017 RESPONDENT went to the Nevada Real Estate Division  
11 office to reinstate her license.

12 7. On or around February 27, 2017, RESPONDENT submitted proof of completion of her  
13 required education requirements to the Division.

14 8. The proof of completion of education requirements submitted to the Division also showed  
15 that 12 hours of RESPONDENT's required education were completed after her license went on inactive  
16 status.

17 9. On or about March 24, 2017, the Administrator of the Real Estate Division issued  
18 RESPONDENT a Notice of Violation with the Imposition of Administrative Fine in the amount of  
19 \$250.00 for a violation of NAC 645.448 for failing to provide proof to the Division of her satisfying the  
20 continuing education requirements to renew her license within the required time period set forth in the  
21 administrative code.

22 10. The Notice of Violation with Imposition of Administrative Fine was properly served upon  
23 RESPONDENT.

24 11. The Notice of Violation with Imposition of Administrative Fine and accompanying letter from  
25 the Division advised that the fine must be remitted to the Division by April 24, 2017.

26 12. The Notice of Violation with Imposition of Administrative Fine and accompanying letter  
27 contained notice to RESPONDENT advising RESPONDENT of her appeal rights if she disagreed with  
28 the finding of violation and/or imposition of the fine.

1 13. The Notice of Violation also advised RESPONDENT of the proper address to send any  
2 notification to the Division that Respondent desired to appeal the violation and/or imposition of the fine.

3 14. On April 25, 2017, the Division received a letter from RESPONDENT via facsimile stating  
4 that RESPONDENT desired to appeal the Notice of Violation with Imposition of Administrative Fine.

5 15. RESPONDENT has failed to timely and properly request an appeal.

6 16. To date, RESPONDENT has failed to pay the administrative fine of \$250 dollars imposed by  
7 the Division.

### 8 CONCLUSIONS OF LAW

9 Based on the foregoing findings of fact, the Commission concludes by unanimous vote that  
10 RESPONDENT has committed the following violations of law:

11 17. RESPONDENT violated NAC 645.448 by failing to provide the Division with proof  
12 of her satisfying the necessary continuing education requirements to renew her license during the required  
13 time period set forth in the administrative code and failed to timely pay the Division imposed fine of  
14 \$250 dollars and/or otherwise timely respond to the Division regarding her desire to request an appeal.

### 15 ORDER

16 The Commission, being fully apprised in the premises, and good cause appearing to the  
17 Commission, by unanimous vote, ORDERS as follows:

18 1. RESPONDENT shall pay a Division imposed fine in the amount of \$250.00 along with the  
19 Divisions costs in the amount \$2,981.69, totaling \$3,231.69 ("Amount Due"). The Amount Due shall  
20 be payable to the Division in equal installments of \$135.00 per month for 24 months until paid in full.

21 2. The Division may institute debt collection proceedings for failure to timely pay the Amount  
22 Due, including action to reduce this Order to a judgment. Further, if collection goes through the State of  
23 Nevada, then RESPONDENT shall also pay the costs associated with collection.

24 3. The Commission retains jurisdiction for correcting any errors that may have occurred in the  
25 drafting and issuance of this document.

26 4. This Order shall become effective on the 30<sup>th</sup> day of April 2020.

27 DATED this 31<sup>st</sup> day of March, 2020.

28 REAL ESTATE COMMISSION

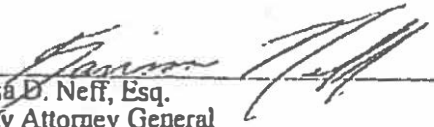
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STATE OF NEVADA

By:   
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President, Nevada Real Estate Commission

Submitted by:

AARON D. FORD  
Attorney General

By:   
\_\_\_\_\_  
Karissa D. Neff, Esq.  
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