

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

FILED

DEC 31 2020

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

Case No. 2018-954
REAL ESTATE COMMISSION
BY *Evelyn Pattee*

Petitioner,

vs.

GUAN WANG,

Respondent.

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This matter came on for hearing before the Real Estate Commission, Department of Business and Industry, State of Nevada (the "Commission"), during a regular agenda, set for three days, beginning on December 7, 2020 via Webex (with telephone access) with no physical public location (as permitted by the Governor's Declaration of Emergency as amended) (the "Hearing"). RESPONDENT GUAN WANG (hereinafter, "RESPONDENT" or "WANG") did not appear in person, through counsel, or otherwise. Karissa D. Neff, Esq., Deputy Attorney General with the Nevada Attorney General's Office, appeared on behalf of the Real Estate Division of the Department of Business and Industry, State of Nevada (the "Division").

Ms. Neff advised the Commission that RESPONDENT had not filed an answer or otherwise appeared and had not been in contact with her prior to the Hearing.

Evelyn Pattee testified regarding notice sent to the RESPONDENT. The Commission found appropriate service of the notice of the Hearing, the complaint, Notice of the Complaint, and Notice of Documents was made.

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

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1 17. RESPONDENT violated NRS 645.230(1)(a) by conducting licensee activity with respect to
2 the purchase and sale of the Property when his broker's license was on either "inactive" status or had
3 expired.

4 18. RESPONDENT violated NRS 645.633(1)(h) pursuant to NAC 645.605(11)(a) by failing to
5 provide the transaction file for the Property to the Division.

6 19. RESPONDENT violated NRS 645.252(2) by failing to communicate with the buyers and/or
7 their agent on the purchase and sale transaction of the Property.

8 **ORDER**

9 20. RESPONDENT shall pay an administrative fine to the Division in amount of \$15,000.00
10 along with the Division's costs in the amount \$897.44, for a total amount of \$15,897.44 due to the
11 Division ("Amount Due"). The Amount Due shall be payable to the Division within 60 days of the
12 effective date of this Order.

13 21. If payment is not actually received by the Division on or before its due date, it shall be a
14 default by RESPONDENT. In the event of default, RESPONDENT's license shall be immediately
15 suspended, and the unpaid balance of the administrative fine and costs, together with any attorney's
16 fees and costs that may have been assessed, shall be due in full to the Division within ten calendar days
17 of the date of default, and the Division may obtain a judgment for the amount owed, including
18 collection fees and costs.

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

21 23. This Order shall become effective on the 30th day of Jan. 2021.

22 DATED this 31st day of December, 2020.

23 REAL ESTATE COMMISSION
24 STATE OF NEVADA

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26 President, Nevada Real Estate Commission

27 Submitted by:
28 AARON D. FORD
Attorney General

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By: /s/ *Karissa Neff*

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