

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

**FILED**

SEP 11 2020

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

Case No. 2018-1305

REAL ESTATE COMMISSION  
BY *Erley Patten*

Petitioner,

**STIPULATION AND ORDER  
FOR SETTLEMENT**

vs.

ARLANDUS RENE WHITE,

Respondent.

This Stipulation and Order for Settlement (“Stipulation”) is entered into by and between the State of Nevada, Department of Business and Industry, Real Estate Division (“Division”), through its Administrator Sharath Chandra (“Petitioner”), by and through their attorney of record, Karissa D. Neff, Deputy Attorney General, and Arlandus Rene White (“RESPONDENT”).

RESPONDENT at all relevant times mentioned in this Complaint was licensed as a real estate salesperson by the Division. He is therefore subject to the jurisdiction of the Division and the Commission and the provisions of NRS chapter 645 and NAC chapter 645.

**SUMMARY OF FACTUAL ALLEGATIONS SET FORTH IN THE COMPLAINT**

1. RESPONDENT has been and as of the date of this complaint is currently licensed by the Division as a real estate salesperson, S.0168757. His broker of record at the time of the violations alleged herein was Michelle De Bord-Ridge, B.1001955.LLC, Carrington Real Estate Services LLC.

2. Complainant Stephanie O’Rourke of Huntington Beach, California (“Complainant”) and her sister, Julie Colbert (“Colbert”), were, at all times relevant herein, co-owners as shown on the Clark County Assessor’s website of real property in Henderson Nevada, assessor’s parcel number 179-04-304-001 (the Parcel).

3. On or about May 23, 2017, Complainant received an e-mail invitation to sign a listing agreement with RESPONDENT to sell the Parcel.

1 4. On or about May 26, 2017, Complainant responded to the above invitation by stating that  
2 she was “declining to sign at this time.”

3 5. On one or more occasions, RESPONDENT and Colbert entered into a listing agreement  
4 for the Parcel without Complainant’s consent.

5 6. On one or more occasions, RESPONDENT listed said parcel on Greater Las Vegas  
6 Association of Realtor’s multiple listing service or otherwise marketed the parcel without Complainant’s  
7 consent.

8 7. RESPONDENT knew or had reason to know of Complainant’s ownership interest in the  
9 Parcel when entering into listing agreements with Colbert or marketing the property.

10 8. On or about November 14, 2018, the Division sent to RESPONDENT via certified mail,  
11 return receipt requested, a Notice of Violation with Imposition of Administrative Fine (“Notice”), with a  
12 fine amount of \$1,500 and payment due date of December 14, 2018, which Notice stated that Respondent  
13 was found to have violated NRS 645.633(1)(i) and/or NAC 645.605(1) and NRS 645.635(1).

14 9. RESPONDENT appealed the DIVISION’S Notice on or about December 10, 2018, and  
15 the DIVISION denied the appeal on December 14, 2018.

16 10. Despite being given extensions of time to pay the fine, RESPONDENT has failed to make  
17 any payments.

18 **VIOLATIONS**

19 RESPONDENT has committed the following violations of law:

20 11. RESPONDENT violated NRS 645.633(1)(i) pursuant to NAC 645.605(1) and NRS  
21 645.635(1), by offering the Parcel for sale without the knowledge and consent of Complainant.

22 **DISCIPLINE AUTHORIZED**

23 12. Pursuant to NRS 645.630 and NRS 645.633, the Commission is empowered to impose an  
24 administrative fine of up to \$10,000 per violation against RESPONDENT and further to suspend, revoke  
25 or place conditions on the license of RESPONDENT.

26 13. Additionally, under NRS Chapter 622, the Commission is authorized to impose costs of  
27 the proceeding upon RESPONDENT, including investigative costs and attorney’s fees, if the  
28 Commission otherwise imposes discipline on RESPONDENT.



1           6. Each party shall bear their own attorney's fees and costs, except as provided above.

2           7. Approval of Stipulation. Once executed, this Stipulation will be filed with the  
3 Commission and will be placed on the agenda for approval at its next public meeting. The Division will  
4 recommend to the Commission approval of the Stipulation. RESPONDENT agrees that the Commission  
5 may approve, reject, or suggest amendments to this Stipulation that must be accepted or rejected by  
6 RESPONDENT before any amendment is effective.

7           8. Withdrawal of Stipulation. If the Commission rejects this Stipulation or suggests  
8 amendments unacceptable to RESPONDENT, RESPONDENT may withdraw from this Stipulation, and  
9 the Division may pursue its Complaint before the Commission. This Stipulation then shall become null  
10 and void and unenforceable in any manner against either party.

11           9. Release. In consideration of the execution of this Stipulation, RESPONDENT for  
12 himself, his heirs, executors, administrators, successors, and assigns, hereby releases, remises, and  
13 forever discharges the State of Nevada, the Department of Business and Industry, and the Division, and  
14 each of their respective members, agents, employees, and counsel in their individual and representative  
15 capacities, from any and all manner of actions, causes of action, suits, debts, judgments, executions,  
16 claims, and demands whatsoever, known and unknown, in law or equity, that RESPONDENT ever had,  
17 now has, may have, or claim to have against any or all of the persons or entities named in this section,  
18 arising out of or by reason of the Division's investigation, this disciplinary action, and all other matters  
19 relating thereto.

20           10. Indemnification. RESPONDENT hereby agrees to indemnify and hold harmless the  
21 State of Nevada, the Department of Business and Industry, Petitioner, the Division, and each of their  
22 respective members, agents, employees, and counsel, in their individual and representative capacities,  
23 against any and all claims, suits, and actions brought against said persons and/or entities by reason of the  
24 Division's investigation, this disciplinary action, and all other matters relating thereto, and against any  
25 and all expenses, damages, and costs, including court costs and attorney fees, which may be sustained by  
26 the persons and/or entities named in this section as a result of said claims, suits, and actions.

27           11. Default. In the event of default, RESPONDENT agrees that his license shall be immediately  
28 suspended, and the unpaid balance of the administrative fine and costs, together with any attorney's fees

1 and costs that may have been assessed, shall be due in full to the Division within ten calendar days of the  
2 date of default. Debt collection actions for unpaid monetary assessments in this case may be instituted  
3 by the Division or its assignee. RESPONDENT agrees that his license shall be immediately suspended  
4 if he fails to timely attend and complete the above continuing education. RESPONDENT agrees that the  
5 suspension of his license shall continue until the continuing education is completed.

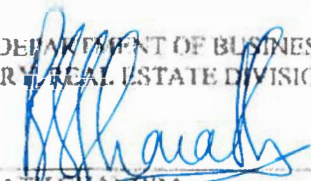
6 12. RESPONDENT has signed and dated this Stipulation only after reading and understanding  
7 all terms herein.

8 DATED this 19<sup>th</sup> day of August, 2020.

DATED this 19 day of August, 2020.

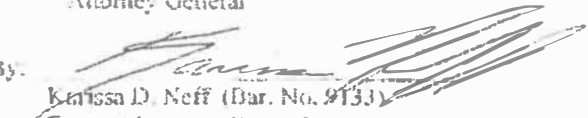
10 NEVADA DEPARTMENT OF BUSINESS  
& INDUSTRY REAL ESTATE DIVISION

11  
12 By:   
13 ARLANDUS RENE WHITE

11  
12 By:   
13 SHIKHAR CHANDRA  
14 Administrator

15 Approved as to form:

16 AARON D. FORD  
17 Attorney General

18 By:   
19 Karissa D. Neff (Bar. No. 9133)  
20 Deputy Attorney General  
21 555 E. Washington Avenue, Suite 3900  
22 Las Vegas, NV 89101  
23 Attorney for Real Estate Division  
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25  
26  
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28

1 BEFORE THE REAL ESTATE COMMISSION

2 STATE OF NEVADA

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

Case No. 2018-1305

Petitioner,

7 vs.

8 ARLANDUS RENE WHITE,

9 Respondent.

10 ORDER APPROVING STIPULATION AND ORDER


11 FOR SETTLEMENT OF DISCIPLINARY ACTION

12 That certain Stipulation and Order for Settlement of Disciplinary Action in this action, having  
13 come before the Real Estate Commission, Department of Business and Industry, State of Nevada, during  
14 its regular agenda commencing on September 1, 2020, and the Commission being fully apprised in the  
15 premises, and good cause appearing,

16 IT IS SO ORDERED that the Stipulation and Order for Settlement of Disciplinary Action in this  
17 matter, entered into by Petitioner and Respondent, is approved in full.

18 Dated: September 1, 2020.

19  
20 REAL ESTATE COMMISSION  
21 STATE OF NEVADA

22  
23 By:   
24 President, Nevada, Real Estate Commission

25  
26  
27 Submitted by:

1 AARON FORD, Attorney General

2  
3 By: /s/ *Karissa Neff*

4 Karissa D. Neff  
5 Deputy Attorney General  
6 555 E. Washington Ave. Ste 3900  
7 Las Vegas, Nevada 89101  
8 Attorneys for Real Estate Division  
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