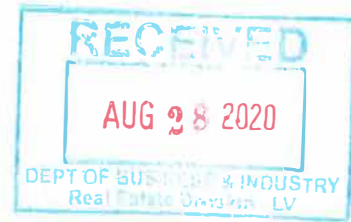


Real Estate Division  
State of Nevada  
3300 W. Sahara Ave Suite 350  
Las Vegas, NV 89102



Peter K. Keegan  
Deputy Attorney General  
100 North Carson Street  
Carson City, NV 89701

August 25, 2020

To Whom It May Concern,

This letter is in response to the violations alleged:

1. Violation of NRS 645.325 and/or NAC 645.605(1) – I admit to deleting the rent for the property in question
2. Violation of NRS 645.630(1)(a) and/or NAC 645.605(6) – I admit to telling the complainants that the lease renewal was not in effect because the owner did not sign off on it
3. Violation of NRS 645.635(1) – I admit that the lease renewal was not authorized by the owners and was still presented to the complainants
4. Violation of NRS 645.65(5) – I admit that I did present the altered lease agreement to a real estate licensee representing a party to the transaction to sell the property in question

Attached you will find a copy of an affidavit that was presented to Ms. Ann Angell on November 12, 2018. As you can see that I admitted my guilt, as I am doing in this letter.

As of today, I no longer have a salesperson or property management license. I chose not to renew either one because of my actions. I also knew that even if I did renew them, they would not hold any value because of my actions. I have no desire to go back into real estate or property management.

In regards to the hearing dates, I understand that it is my right to be on the phone or over the computer. However, due to my current work schedule, I will not be able to do either one. Please understand that my inability to attend the hearing is only due to the fact that I cannot afford to miss work.

There is no defense that I can give for my reprehensible conduct. I will accept the consequences of my actions as I have no one to blame but myself. All that I ask is that payment arrangements can be made. I am not in a financial position to pay everything at once. I know this request is a lot to ask.

Sincerely,

  
Michelle Harmon





# Affidavit Form

STATE OF NEVADA

County of Clark

Affidavit of Michelle Harmon

Date November 12, 2018

Time Taken 9:52 a.m. O'Clock

City Henderson State NV

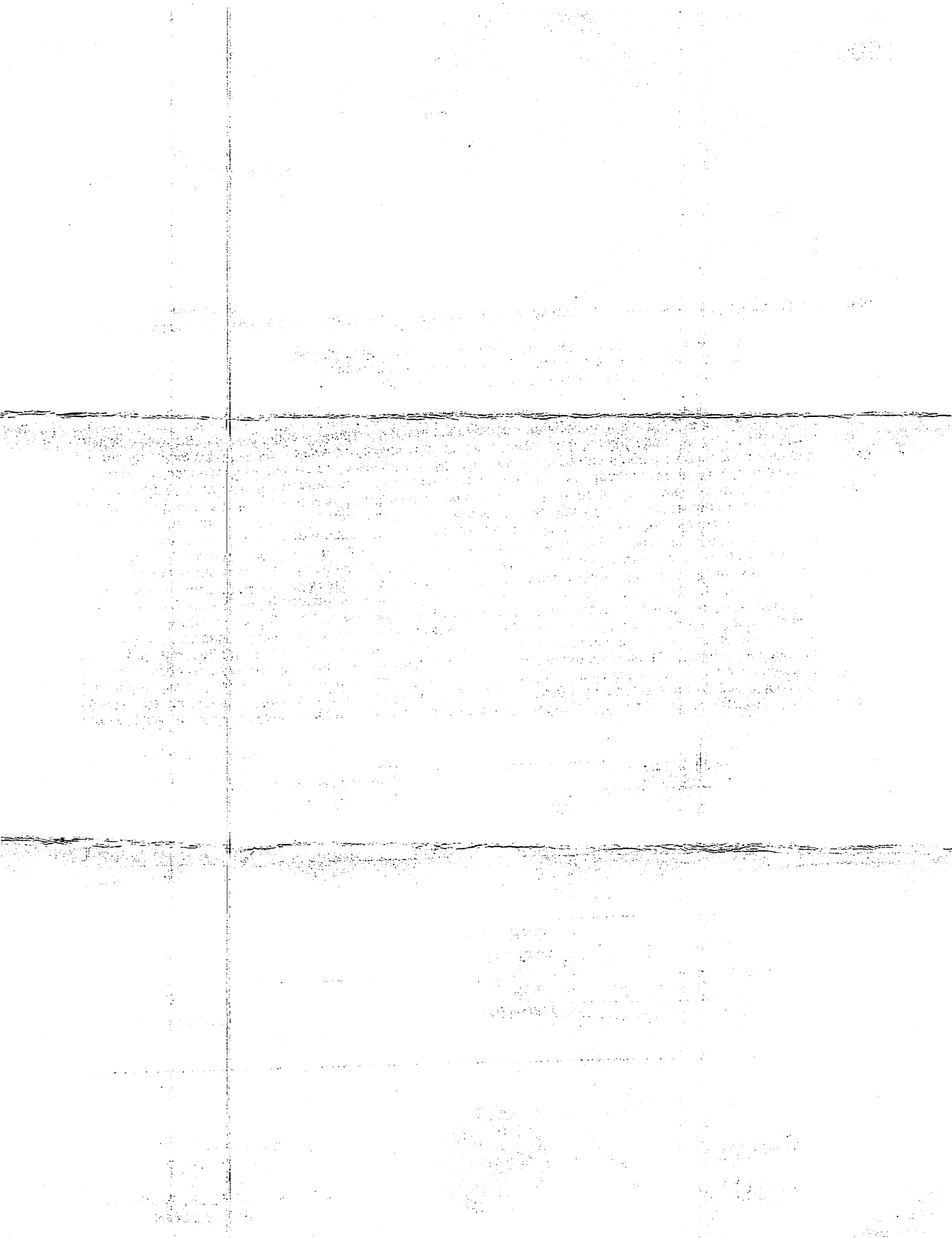
Michelle Harmon \_\_\_\_\_deposes and says:  
Name

I freely and voluntarily give this affidavit to Ann Angell \_\_\_\_\_who  
is known to me as Compliance & Audit Investigator \_\_\_\_\_for the Nevada Real Estate Division.

Begin typing statement here.

Towards the end of July, I sent out a renewal to the tenants of 6339 Alderlyn with the option of renewing at \$1325 and \$5.95 for payment processing fee for a total of \$1330.95 per month, as their lease was due to expire at the end of September. When I did not hear from the tenants, I sent an email to them (husband and wife share the same email). I did receive a response back from the tenant via email, that they could not afford the month to month option and they were thinking of relocating out of state. The tenants (again I do not know if it was the husband or wife) inquired if a six-month lease could be an option because they didn't want to stay any longer than that. Without approval from anyone, I agreed to a 6-month lease at \$1325 plus \$5.95 per month. I typed up the renewal addendum, sent it to the tenants using Hellosign. They signed the agreement and I entered the new dates into the system. Towards the beginning of September, the owners called and wanted the tenants on a month to month lease. I did not tell the owners that it was too late, and a lease agreement had been signed. I did call the tenants and let them know that the owners have decided to sell the house and were giving them the first option to buy the home. The tenants wanted to take the weekend to think about it. When they called back on Monday, they had determined that they would not be able to buy the house. They asked about the lease, my excuse to them was that the owners did not sign off on it and that the renewal had not gone into effect yet, so in sense it was null and void, which I knew not to be true. After that phone conversation, I took it upon myself to alter the dates and rent amount on the addendum. I changed the addendum to read that the lease was to expire on October 31, 2018 and the rent was to be \$1300 plus the \$5.95 payment processing fee for a total of \$1305.95 per month. I then went into our software and changed the dates from March 31, 2019 back to October 31, 2018. I then went into Hellosign on November 7th and deleted out the original sent agreement and deleted the downloaded copy. In October, the tenants did make their normal rental payment of \$1305.95 via electronic payment on the night of October 5th. Sometime on the morning of October 6th, I logged into our system using my phone to see if they had paid their rent yet. As I pulled up their ledger, I deleted their electronic rent payment. I did not call the tenants to let them know what had happened, and they did not call me to see why they were receiving emailed late notifications. I did receive their check on October 16th in the amount of \$1300 for their normal rent amount. I did not charge any late fees or any other charges.

I know my actions are inexcusable. I do accept full responsibility for my actions. I have nobody to blame but myself and will accept the consequences.



**PRIORITY®**  
**★ MAIL ★**

**FLAT RATE ENVELOPE**  
ONE RATE ★ ANY WEIGHT\*

APPLY PRIORITY MAIL POSTAGE HERE

EXPECTED DELIVERY DAY: 08/29/20

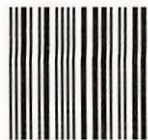
USPS TRACKING® NUMBER



9505 5100 5326 0239 5347 62



1006



89701

U.S. POSTAGE PAID  
PM 2-Day  
LAS VEGAS, NV  
89121  
AUG 26, 20  
AMOUNT

**\$7.75**

R2305M143771-16

\*Maximum weight is 4 lbs.

EP14H July 2013 Outer Dimension: 10 x 5

**PRIORITY®**  
★ MAIL ★

**FLAT RATE ENVELOPE**  
ONE RATE ★ ANY WEIGHT\*



\* Domestic only.

PRESS FIRMLY TO SEAL

PRESS FIRMLY TO SEAL

**PRIORITY®**  
★ MAIL ★

*Khut*  
OFFICE OF THE ATTORNEY GENERAL  
CARSON CITY, NEVADA  
AUG 28 2020



EP14H July 2013  
OD: 10 x 5



DATE OF DELIVERY SPECIFIED\*



USPS TRACKING™ INCLUDED\*



INSURANCE INCLUDED\*



PICKUP AVAILABLE

\* Domestic only

**VISIT US AT USPS.COM®**  
ORDER FREE SUPPLIES ONLINE



PS00001000064