BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

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

Petitioner,

VS.

HILLARY BROWN.

Respondent.

Case No. 2018-1087

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DECISION

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada ("Commission") on Wednesday, June 17, 2020, on-line via Webex platform, with telephonic access. Respondent Hillary Brown ("RESPONDENT") failed to call in to the meeting. Dennis L. Belcourt, Deputy Attorney General, appeared and prosecuted the Complaint on behalf of Petitioner Sharath Chandra, Administrator of the Real Estate Division, Department of Business & Industry, State of Nevada ("Division").

The Commission having heard testimony that RESPONDENT was given due notice, and the RESPONDENT having failed to appear, the Commission now enters its Findings of Fact and Conclusions of Law as follows:

FINDINGS OF FACT

In conducting activities alleged herein, by bringing together sellers and buyers of real estate, RESPONDENT engaged in activities which require a license as a real estate broker, real estate broker-salesperson, or real estate salesperson, issued by the Division and is, therefore, subject to the jurisdiction of the Division and the Commission, and the provisions of NRS chapter 645 and NAC chapter 645.

At all times relevant to this Complaint, RESPONDENT has not been licensed by the Division
as a Real Estate Broker, Real Estate Broker-Salesperson, or a Real Estate Salesperson in the State of
Nevada.

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- 2. RESPONDENT is licensed as a real estate salesperson by the State of California Department of Real Estate.
- 3. On or about August 1, 2018, RESPONDENT entered into a listing agreement with Harvard Oxford, LLC, for the period August 1, 2018 through August 31, 2018, seller and owner of undeveloped parcel of land in Spring Valley, Las Vegas, Nevada 89117 ("the Reena Estates parcel").
- 4. Concurrently, RESPONDENT executed on behalf of her broker other documents related to the sale of the Reena Estates Parcel, including a purchase agreement whereby the buyer was to pay \$2,120,000.00 as a purchase price.
- 5. Under the above listing agreement, RESPONDENT's broker, Homesmart Realty West (a fictitious name designation for Real Acquisition, Inc., a licensee of the State of California Division of Real Estate) was to receive a 6.00 percent commission of the listing price (or if an agreement is entered into, of the contract price).
 - 6. On August 17, 2018, the Division issued a Cease and Desist for Case No. 2018-1087.

CONCLUSIONS OF LAW

7. RESPONDENT violated NRS 645.230(1) and NRS 645.235(1)(a) by acting as a real estate broker or salesperson in the State of Nevada without a license issued by the Division.

ORDER

IT IS HEREBY ORDERED that RESPONDENT shall pay to the Division a fine of \$100,000, as estimate compensation on the transaction, and \$835.70 in investigative costs and attorneys' fees to be paid in its entirety within sixty (60) days of the effective date of this Order. If payment is not actually received by the Division on or before its due date, it shall be a default by RESPONDENT. In the event of default, the unpaid balance of the administrative fine and costs, together with any attorney's fees and costs that may have been assessed, shall be due in full to the Division within ten calendar days of the date of default, and the Division may obtain a judgment for the amount owed, including collection fees and costs.

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1	The Commission retains jurisdiction to correct any errors that may have occurred in the draftin
2	or issuance of this Decision.
3	This Order shall become effective on the 16th day of August, 2020.
4	This Order shall become effective on the 16th day of August, 2020. DATED this 17th day of June, 2020.
5	REAL ESTATE COMMISSION
6	STATE OF NEVADA
7	Ву: С
8	President, Nevada Real Estate Commission
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