

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,

7 Petitioner,

8 vs.

9 NGA DIEP,

10 Respondent.

Case No. 2018-1280

**FILED**

JUN 25 2021

REAL ESTATE COMMISSION,

BY *Emily Patten*

11 **STIPULATION FOR SETTLEMENT OF DISCIPLINARY ACTION**

12 This Stipulation for Settlement of Disciplinary Action ("Stipulation") is entered into by and  
13 between the State of Nevada, Department of Business and Industry, Real Estate Division ("Division"),  
14 through its Administrator Sharath Chandra ("Petitioner"), and Nga Diep ("RESPONDENT").

15 **JURISDICTION**

16 RESPONDENT at all relevant times mentioned in this Complaint conducted activities for which  
17 a license or permit is required by NRS Chapter 645 and is therefore subject to the jurisdiction of the  
18 Division and the Commission and the provisions of NRS Chapter 645 and NAC Chapter 645.

19 **FACTUAL ALLEGATIONS**

20 1. RESPONDENT was licensed by the Division as a Broker, B.1001692.LLC, on January 1,  
21 2017 and has operated as Newmarket Realty Group LLC.

22 2. RESPONDENT was permitted by the Division as a Property Manager, PM.0163925.BKR  
23 on December 9, 2015.

24 3. The Property Manager permit, PM.0163925.BKR, expired on December 31, 2016.

25 4. On November 26, 2018 the Division sent RESPONDENT a Cease and Desist Order  
26 regarding unlicensed activity as a property manager.

27 5. On December 18, 2018 RESPONDENT obtained a new Property Manager permit from  
28 the Division, PM.0167405.BKR.

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1           6.       RESPONDENT was not permitted as a Property Manager from January 1, 2017 through  
2 December 17, 2018.

3           7.       RESPONDENT performed services which required an active property management  
4 permit during the time RESPONDENT was unlicensed on the following properties:

5           1.       9728 Fast Elk St. Las Vegas, NV 89143:

6           The Property Management Agreement ("P/M/A") was signed on January 01, 2016 and the  
7 property was leased from August 01, 2016 to July 31, 2017 and September 15, 2017 to  
8 September 30, 2018. RESPONDENT received \$2,224.18 for property management services  
9 during the time RESPONDENT was not permitted as a property manager.

10          2.       9312 Lady Finger Ct. Las Vegas, NV 89149:

11          The P/M/A was signed on January 01, 2016 and the property was leased from May 01, 2016  
12 to April 30, 2019. RESPONDENT received \$1,140.80 for property management services  
13 during the time RESPONDENT was not permitted as a property manager.

14          3.       4808 W. Shelborne Ave., Las Vegas, NV 89139:

15          The P/M/A was signed on February 01, 2016 and the property was leased from October 01,  
16 2018 to March 31, 2019. RESPONDENT received \$184.00 for property management  
17 services during the time RESPONDENT was not permitted as a property manager.

18          4.       9095 Secret Valley St., Las Vegas, NV 89139:

19          The P/M/A was signed on January 01, 2016 and the property was leased from January 26,  
20 2016 to February 28, 2019. RESPONDENT received \$1,030.00 for property management  
21 services during the time RESPONDENT was not permitted as a property manager.

22          5.       12371 Mosticone Way, Las Vegas, NV 89141:

23          The P/M/A signed on January 01, 2016 and the property leased from February 29, 2016 to  
24 February 28, 2017. RESPONDENT received \$312.00 for property management services  
25 during the time RESPONDENT was not permitted as a property manager.

26          6.       9541 Golden Scots Ct., Las Vegas, NV 89123:

27          The P/M/A was signed on January 01, 2016, and the property leased from May 13, 2016 to  
28 May 31, 2018. The property was leased again from June 26, 2018 to June 30, 2019.

1 RESPONDENT received \$2,223.60 for property management services during the time  
2 RESPONDENT was not permitted as a property manager.

3 7. 9102 Landons Point Ct., Las Vegas, NV 89148:

4 The P/M/A was signed on January 01, 2016, and the property leased from January 24, 2016  
5 to January 31, 2020. RESPONDENT received \$2,313.60 for property management services  
6 during the time RESPONDENT was not permitted as a property manager.

7 8. 9081 Toast Ave., Las Vegas, NV 89148:

8 The P/M/A was signed on January 01, 2016, and the property leased from April 13, 2016 to  
9 April 30, 2017. The property was leased again from November 18, 2018 to November 30,  
10 2018. RESPONDENT received \$1,753.60 for property management services during the time  
11 RESPONDENT was not permitted as a property manager.

12 9. 9266 Pembroke Falls, Las Vegas, NV 89148:

13 The P/M/A was signed on February 01, 2016, and the property was leased from July 23, 2018  
14 to July 31, 2019. RESPONDENT received \$390.60 for property management services during  
15 the time RESPONDENT was not permitted as a property manager.

16 10. 9070 Vintage Wine Ave., Las Vegas, NV 89148:

17 The P/M/A was signed on January 01, 2016 and the property was leased from August 03,  
18 2016 to August 31, 2019. RESPONDENT received \$2,520.00 for property management  
19 services during the time RESPONDENT was not permitted as a property manager.

20 11. 9066 Burning Sun, Las Vegas, NV 89178:

21 The P/M/A was signed on February 01, 2016, and the property leased from April 01, 2016 to  
22 August 31, 2019. RESPONDENT received \$1,824.20 for property management services  
23 during the time RESPONDENT was not permitted as a property manager.

24 12. 7912 Hilliard Ave., Las Vegas, NV 89128:

25 The P/M/A was signed on May 09, 2017, and the property leased from May 22, 2017 to May  
26 31, 2018. RESPONDENT received \$1,571.64 for property management services during the  
27 time RESPONDENT was not permitted as a property manager.

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1 13. 7560 Rustic Galleon St., Las Vegas, NV 89139:

2 The P/M/A was signed on January 01, 2016, and the property leased from October 11, 2016  
3 to October 31, 2017. The property was leased again from December 10, 2017 to December  
4 31, 2018 for \$1,495.00. RESPONDENT received \$2,595.20 for property management  
5 services during the time RESPONDENT was not permitted as a property manager.

6 14. 8831 Palm Creek Ct., Las Vegas, NV 89139:

7 The P/M/A was signed on February 01, 2016, and the property leased from March 01, 2016  
8 to March 31, 2019. RESPONDENT received \$2,098.60 for property management services  
9 during the time RESPONDENT was not permitted as a property manager.

10 15. 7812 Milkweed Ct., Las Vegas, NV 89149:

11 The P/M/A was signed on February 01, 2016, and the property leased from February 21, 2017  
12 to February 28, 2018. RESPONDENT received \$1,057.80 for property management services  
13 during the time RESPONDENT was not permitted as a property manager.

14 16. 7449 Missions Palms St., Las Vegas, NV 89139:

15 The P/M/A was signed on January 01, 2016, and the property leased from December 01, 2016  
16 to June 30, 2019. RESPONDENT received \$2,828.00 for property management services  
17 during the time RESPONDENT was not permitted as a property manager.

18 17. 5147 Silent Valley Ave., Las Vegas, NV 89139:

19 The P/M/A was signed on January 01, 2016, and the property leased from August 01, 2016 to  
20 July 31, 2017 for \$1,295.00. RESPONDENT received \$634.55 for property management  
21 services during the time RESPONDENT was not permitted as a property manager.

22 18. 7388 Howell Mill Ct., Las Vegas, NV 89113:

23 The P/M/A was signed on January 01, 2016 and the property leased from February 11, 2017  
24 to February 28, 2019. RESPONDENT received \$2,415.34 for property management services  
25 during the time RESPONDENT was not permitted as a property manager.

26 19. 6737 Charleston Blvd., #4, Las Vegas, NV 89146:

27 The P/M/A was signed on August 01, 2018, and the property leased from August 01, 2018 to  
28 July 31, 2019 for \$850.00 per month. RESPONDENT received \$225.00 for property

1 management services during the time RESPONDENT was not permitted as a property  
2 manager.

3 20. 5090 Upper Falls Ct., Las Vegas, NV 89141:

4 The P/M/A was signed on February 01, 2016, and the property leased from September 29,  
5 2016 to November 30, 2018. RESPONDENT received \$2,852.00 for property management  
6 services during the time RESPONDENT was not permitted as a property manager.

7 21. 4808 W. Shelbourne Ave., Las Vegas, NV 89139:

8 The P/M/A was signed on January 01, 2016, and the property leased from October 01, 2018  
9 to March 31, 2019. RESPONDENT received \$161.00 for property management services  
10 during the time RESPONDENT was not permitted as a property manager.

11 22. 7257 Linaria, Las Vegas, NV 89113:

12 The P/M/A was signed on February 1, 2016, and the property leased from March 1, 2017 to  
13 February 28, 2018. RESPONDENT received \$987.00 for property management services  
14 during the time RESPONDENT was not permitted as a property manager.

15 23. 6188 Mountain Hemlock Ave., Las Vegas, NV 89139:

16 The P/M/A was signed on February 01, 2016, and the property leased from June 23, 2016 to  
17 June 30, 2019. RESPONDENT received \$1,024.80 for property management services during  
18 the time RESPONDENT was not permitted as a property manager.

19 24. 5025 Aesop Ave., Las Vegas, NV 89139:

20 The P/M/A was signed on January 01, 2016, and the property leased from February 01, 2017  
21 August 31, 2019. RESPONDENT received \$1,678.95 for property management services  
22 during the time RESPONDENT was not permitted as a property manager.

23 25. 4811 Saputo Ave., Las Vegas, NV 89141:

24 The P/M/A was signed on January 01, 2016, and the property leased on July 11, 2017 to June  
25 30, 2019. RESPONDENT received \$1,771.20 for property management services during the  
26 time RESPONDENT was not permitted as a property manager.

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1           26.     6070 Villa Lante Ave., Las Vegas, NV 89113:

2           The P/M/A was signed on February 01, 2016, and the property leased from May 26, 2016 to  
3           May 31, 2018. The property was leased again from July 13, 2018 to July 31, 2019.  
4           RESPONDENT received \$2,372.65 for property management services during the time  
5           RESPONDENT was not permitted as a property manager.

6           27.     4712 Chantilly Ave., Las Vegas, NV 89110:

7           The P/M/A was signed on February 01, 2016, and the property leased from April 01, 2016 to  
8           March 31, 2017. RESPONDENT received \$225.00 for property management services during  
9           the time RESPONDENT was not permitted as a property manager.

10          28.     3121 Alcoa Ave., Las Vegas, NV 89102:

11          The P/M/A was signed on April 26, 2017, and the property leased from June 01, 2017 to May  
12          31, 2019. RESPONDENT received \$1,512.00 for property management services during the  
13          time RESPONDENT was not permitted as a property manager.

14          29.     1112 Torington Dr., Las Vegas, NV 89108:

15          The P/M/A was signed and dated for February 01, 2017, and the property leased from April  
16          15, 2017. The property was leased again from January 23, 2018 to February 28, 2019.  
17          RESPONDENT received \$1,036.00 for property management services during the time  
18          RESPONDENT was not permitted as a property manager.

19          30.     2130 Sealion Dr., Unit 205, Las Vegas, NV 89128:

20          The P/M/A was signed on May 03, 2017, and the property leased from April 21, 2016 to April  
21          30, 2017. The property was leased again on May 22, 2017 to May 31, 2018. RESPONDENT  
22          received \$1,212.00 for property management services during the time RESPONDENT was  
23          not permitted as a property manager.

24          31.     2625 Red Rock, Unit 101, Las Vegas, NV 89146:

25          The P/M/A was signed on April 28, 2018, and the property leased from May 01, 2018 to April  
26          30, 2019. RESPONDENT received \$450.00 for property management services during the  
27          time RESPONDENT was not permitted as a property manager.

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1           32.     3368 Cheyenne Gardens Way, North Las Vegas, NV 89032:

2           The P/M/A was signed on July 01, 2017, and the property leased from August 01, 2017 to  
3           August 31, 2019. RESPONDENT received \$1,290.00 for property management services  
4           during the time RESPONDENT was not permitted as a property manager.

5           33.     544 Mayfair Walk Ave., Las Vegas, NV 89178:

6           The P/M/A was signed on January 01, 2016, and the property leased from May 05, 2016 to  
7           April 30, 2017. RESPONDENT received \$300.00 for property management services during  
8           the time RESPONDENT was not permitted as a property manager.

9           34.     4691 Deer Forest Ave., Las Vegas, NV:

10          The P/M/A was signed on February 01, 2016, and the property leased from April 04, 2016 to  
11          October 18, 2018. RESPONDENT received \$2,564.45 for property management services  
12          during the time RESPONDENT was not permitted as a property manager.

13          35.     4140 Gannet Cir., #256, Las Vegas, NV 89103:

14          The P/M/A was signed on August 01, 2018, and the property leased from August 10, 2018 to  
15          October 31, 2019. RESPONDENT received \$200.00 for property management services  
16          during the time RESPONDENT was not permitted as a property manager.

17          36.     5000 Red Rock St, #117, Las Vegas, NV 89118:

18          The P/M/A was signed on February 09, 2018, and the property leased from March 01, 2018  
19          to February 28, 2019. RESPONDENT received \$675.00 for property management services  
20          during the time RESPONDENT was not permitted as a property manager.

21          37.     3837 Intermezzo Way, Las Vegas, NV. 89032:

22          The P/M/A was signed on January 01, 2016, and the property leased from May 26, 2016 to  
23          May 31, 2017. RESPONDENT received \$460.00 for property management services during  
24          the time RESPONDENT was not permitted as a property manager.

25          38.     7912 Hilliard Ave., Las Vegas, NV 89128:

26          The P/M/A was signed on May 09, 2017, and the property leased from May 22, 2017 to May  
27          31, 2018. RESPONDENT received \$1,531.20 for property management services during the  
28          time RESPONDENT was not permitted as a property manager.





1           2.     RESPONDENT and the Division agree that by entering into this Stipulation, the Division  
2 does not concede any defense or mitigation RESPONDENT may assert and that once this Stipulation is  
3 approved and fully performed, the Division will close its file in this matter. Nothing herein prevents proof  
4 and considering acts complained of in this matter in determining or penalizing a future violation by  
5 RESPONDENT of any provision of NRS Chapter 645 or NAC Chapter 645.

6           3.     RESPONDENT agrees and understands that by entering into this Stipulation,  
7 RESPONDENT is waiving her right to a hearing at which RESPONDENT may present evidence in her  
8 defense, her right to a written decision on the merits of the complaint, her rights to reconsideration and/or  
9 rehearing, appeal and/or judicial review, and all other rights which may be accorded by the Nevada  
10 Administrative Procedure Act, the Nevada Real Estate Brokers and Salespersons statutes and  
11 accompanying regulations, and the federal and state Constitutions. RESPONDENT understands that this  
12 Agreement and other documentation may be subject to public records laws. The Commission members  
13 who review this matter for approval of this Stipulation may be the same members who ultimately hear,  
14 consider, and decide the Complaint if this Stipulation is either not approved by the Commission or is not  
15 timely performed by RESPONDENT.

16           4.     RESPONDENT fully understands that she has the right to be represented by legal counsel  
17 in this matter at her own expense.

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

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

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

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

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

17           10.    Default. In the event of default under this Stipulation, RESPONDENT agrees that her  
18 license shall be immediately suspended, and the unpaid balance of the administrative fine and costs,  
19 together with any attorneys' fees and costs that may have been assessed, shall be due in full to the Division  
20 within ten calendar days of the date of default. Debt collection actions for unpaid monetary assessments  
21 in this case may be instituted by the Division or its assignee.

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11. RESPONDENT has signed and dated this Stipulation only after reading and understanding all terms herein.

DATED this 14 day of June, 2021

DATED this 14<sup>th</sup> day of June, 2021.

NEVADA DEPARTMENT OF BUSINESS & INDUSTRY, REAL ESTATE DIVISION


By:   
SHIKARATI CHANDRA  
Administrator


By:   
NEVADA DEPT

Approved as to form:

AARON D. FORD  
Attorney General

GORDON REIS SCULLY & MANSUKHANI, L.L.P

By:   
ROBERT E. WERBICKY  
Nevada Bar No. 6166  
Deputy Attorney General  
555 E. Washington Avenue, Suite 3900  
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By:   
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BRIAN WALTERS, ESQ.  
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300 South 4<sup>th</sup> St., Suite 1550  
Las Vegas, NV 89101

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. 2018-1280

7 Petitioner,

8 vs.

9 NGA DIEP,

Respondent.

10 This Stipulation for Settlement of Disciplinary Action ("Stipulation") having come before the  
11 Real Estate Commission, Department of Business and Industry, State of Nevada, during its regular  
12 agenda on June 16, 2021 and the Commission being fully apprised of the terms and good cause appearing,

13 IT IS ORDERED that the Stipulation for Settlement of Disciplinary Action in this matter is  
14 approved in full.

15 This Order shall become effective on the 16<sup>th</sup> day of June, 2021.

16  
17 Dated this 25<sup>th</sup> day of June, 2021.

18  
19 NEVADA REAL ESTATE COMMISSION

20  
21 By: 

22 [Print Name] Darrell Plummer

23 Commission President