

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

Petitioner,

vs.

REDA MARIA GUDEN,

Respondent.

**FINDINGS OF FACT,
CONCLUSIONS OF LAW,
AND ORDER**

This matter came before the Nevada Real Estate Commission (Commission) for hearing on Wednesday, March 3, 2021, via virtual telephone and video conference. Respondent REDA MARIA GUDEN (Respondent) appeared and was represented by counsel, Benjamin Childs, Esq. Deputy Attorney General, Peter K. Keegan, 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 matter having been submitted for decision based upon the allegations of the Complaint, the Commission now enters its Findings of Fact and Conclusions of Law as follows:

I. JURISDICTION

Respondent engaged in activities which require a license as a real estate broker, real estate broker-salesperson, or real estate salesperson, and/or a permit to engage in property management, issued by the Division, and is, therefore, subject to the jurisdiction of the Division and the Commission, and the provisions of NRS and NAC Chapter 645.

II. FINDINGS OF FACT

The Commission finds that there is substantial evidence in the record to establish each of the following:

1. Respondent was issued a real estate broker license from the Division, B.0046866.LLC from June 6, 2000, and held a property management permit, PM.0163582.BKR, conducting her business under the name American First Realty, LLC.

1 2. On or about September 21, 2017, after a hearing held in case no. 2016-2130
2 on August 16, 2017, the Commission issued a decision that fined Respondent and revoked
3 Respondent's broker license and property management permit.

4 3. On or about October 2017, Respondent requested, and the Division agreed to
5 a stay of the revocation of her broker's license, but not her permit, while she petitioned for
6 rehearing.

7 4. After rehearing held on September 10, 2018 in case no. 2016-2130, the
8 Commission, in a decision issued November 16, 2018, once again fined Respondent and
9 ordered that her real estate license and permit be revoked, with an effective date of
10 December 17, 2018.

11 5. On or about December 16, 2018, Respondent filed a petition for judicial review
12 in the Eighth Judicial District Court of the State of Nevada concerning the Commission's
13 November 16, 2018 decision.

14 6. Along with her petition for judicial review, Respondent requested that the
15 court stay her license revocation.

16 7. On or about January 19, 2019, Respondent presented, as buyer's broker, an
17 offer on behalf of one Aleksandr Melikov for him to purchase a single-family residence
18 located at 7016 Diver Avenue, North Las Vegas.

19 8. The offer contemplated Respondent receiving a commission in the event of a
20 sale.

21 9. On or about January 23, 2019, Respondent's request for a stay was heard by
22 the Honorable Judge Gloria Sturman.

23 10. By written order dated February 1, 2019, Judge Sturman granted Respondent
24 limited stay relief (interim stay order), pending the outcome of the petition for judicial
25 review, allowing Respondent "to be employed and work as a licensed real estate salesperson
26 under a licensed brokerage of an unrelated third party who has an existing brokerage
27 during the pendency of this case subject to the conditions that: (1) she shall not handle or
28 manage any client or transactional funds or monies arising or resulting from such work as

1 a licensed real estate salesperson; (2) she shall not manage property; (3) she shall not
2 manage or supervise any other people including any other real estate salesperson under
3 the broker's license by which she shall be so employed; (4) prior to conducting any activity
4 as allowed in this paragraph, she will provide the Administrator of the Nevada Real Estate
5 Division with a letter from the broker under whose brokerage she will be working
6 indicating his or her intent to so employ Ms. Guden; and (5) she will provide the
7 Administrator notice of any termination of or other change in such affiliation, along with,
8 prior to conducting any activity under the new broker's license, the new broker's letter of
9 intent as in number (4) above."

10 11. On or about February 17, 2019, Respondent was issued a salesperson's license
11 pursuant to the interim stay order.

12 12. On or about September 6, 2019, Judge Sturman reversed and remanded the
13 Commission's decision revoking Respondent's license and imposing fines, for rehearing by
14 the Commission, leaving in place the interim stay order that allowed Respondent to be
15 licensed as a salesperson.

16 **III. CONCLUSIONS OF LAW**

17 The Commission, based upon the preponderance of the evidence, makes the following
18 legal conclusions:

19 Respondent violated NRS 645.235(1)(a), by engaging or offering to engage in an
20 activity for which a real estate license is required, without an active license in place, or
21 NRS 645.633(1)(b), by violating the order of the Commission revoking her real estate
22 license.

23 **IV. ORDER**

24 **IT IS HEREBY ORDERED** that Respondent shall pay to the Division a total penalty
25 of \$8,059.90. The total penalty reflects a fine of \$5,000.00 for violating NRS 645.235(1)(a)
26 and/or NRS 645.633(1)(b), as well as \$3,059.90 for hearing and investigative costs.
27 Respondent shall pay the total fine to the Division within ninety (90) days of the effective
28 date of this Order.

1 If the payment is not actually received by the Division on or before its due date, it
2 shall be construed as an event of default by Respondent. In the event of default,
3 Respondent's licenses and permit shall be immediately suspended, and the unpaid balance
4 of the administrative fine and costs, together with any attorney's fees and costs that may
5 have been assessed, shall be due in full to the Division within ten (10) calendar days of the
6 date of default. The Division may institute debt collection proceedings for failure to timely
7 pay the total fine.

8 IT IS FURTHER ORDERED that any licenses held or previously held by the
9 Respondent are hereby revoked independent of any prior orders of this Commission.

10 The Commission retains jurisdiction for correcting any errors that may have
11 occurred in the drafting and issuance of this Decision.

12 This Order shall become effective on the 17th day of April, 2021.

13 DATED this 18th day of March, 2021.

14 REAL ESTATE COMMISSION
15 STATE OF NEVADA

16 By: 
17 President, Nevada Real Estate Commission
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