

1 **BEFORE THE REAL ESTATE COMMISSION**

2 **STATE OF NEVADA**

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

6 Petitioner,

7 vs.

8 ANNA MARIA ROZALSKA,  
(S.0177228)

9 Respondent.

Case No. 2024-83

**STIPULATION AND ORDER  
FOR SETTLEMENT OF  
DISCIPLINARY ACTION**

**FILED**

AUG 20 2024

REAL ESTATE COMMISSION

BY Kelly Valadez

10  
11 This Stipulation for Settlement of Disciplinary Action (“Stipulation”) is entered into by and  
12 between the State of Nevada, Department of Business and Industry, Real Estate Division (“Division”),  
13 through its Administrator Sharath Chandra (“Petitioner”), by and through their attorney of record,  
14 Christal Park Keegan, and Anna Maria Rozalska (“RESPONDENT”).

15 RESPONDENT, at all relevant times mentioned in this Complaint, was licensed as a salesperson  
16 under license number S.0177228. RESPONDENT is, therefore, subject to the jurisdiction of the Division  
17 and the Commission, and the provisions of NRS Chapter 645 and NAC Chapter 645.

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

19 1. RESPONDENT has been a licensed salesperson in Nevada since June 25, 2015.  
20 *NRED 000003.*

21 2. At all times relevant to the Complaint, RESPONDENT was associated with eXp Realty  
22 LLC. *NRED 000003.*

23 3. RESPONDENT represented herself as a seasoned real estate agent with her licensing and  
24 education in order. *NRED 000057.*

25 4. On or about June 30, 2023, RESPONDENT’S real estate license expired. *NRED 000003.*

26 5. Yet, on or about July 8, 2023, the RESPONDENT’S clients signed a Duties Owed By A  
27 Nevada Real Estate Licensee (“Duties Owed”). *NRED 000086.*

28 6. The Duties Owed left the RESPONDENT’S license number blank. *NRED 000086.*

1           7.     On or about July 8, 2023, a Residential Offer and Acceptance Agreement (“Purchase  
2 Agreement”) for 2041 Wind Ranch Rd., in Reno, NV (“Property”) indicated the buyers’ were represented  
3 by the RESPONDENT. *NRED 000101- NRED 000110, see NRED 000110.*

4           8.     On or about July 14, 2024, RESPONDENT sent in her license renewal paperwork.  
5 *NRED 000050.*

6           9.     On or about August 8, 2023, RESPONDENT received a letter from the Division that her  
7 payment was deficient in the amount of \$40. *NRED 000050.*

8           10.    On or about August 10, 2023, RESPONDENT represented that she sent the \$40 to the  
9 Division. *NRED 000050.*

10          11.    Even so, the close of escrow was on or about August 11, 2023. *NRED 000067.*

11          12.    A check dated August 11, 2023, indicated commissions paid to eXp Realty LLC in the  
12 amount of \$12,015.00. *NRED 000079 – NRED 000081.*

13          13.    Of which, the RESPONDENT’S commission split was 40%. *NRED 000059.*

14          14.    On August 16, 2023, RESPONDENT’S license was reinstated. *NRED 000003.*

#### 15                                   **SUMMARY OF ALLEGED VIOLATIONS**

16          1.     The Division finds the RESPONDENT violated NRS 645.235(1)(a) for knowingly  
17 performing unlicensed activity during the entire real estate transaction for the Property.

#### 18                                   **PROPOSED SETTLEMENT**

19          The Division finds the RESPONDENT violated the provisions of NRS 645 and NAC 645 as  
20 alleged. In an effort to avoid the time and expense of litigating these issues before the Commission, the  
21 RESPONDENT does not contest nor admit the violations alleged, and the parties desire to compromise  
22 and settle the instant controversy upon the following terms and conditions:

23          1.     RESPONDENT agrees to pay the Division a total amount of \$5,967.36 (“Amount Due”),  
24 consisting of \$4,806.00 of commissions benefited, the Division’s pre-hearing costs and fees in the amount  
25 of \$533.20, and the Attorney’s pre-hearing costs and fees in the amount of \$628.16, payable to the  
26 Division in full within thirty (30) days after approval of this Stipulation by the Commission.

27          2.     RESPONDENT and the Division agree that by entering into this Stipulation, the Division  
28 does not concede any defense or mitigation RESPONDENT may assert and that, once this Stipulation is

1 approved and fully performed, the Division will close its files in these matters, provided that, if any  
2 further violations are discovered in these matters beyond the scope of facts and violations already pled  
3 in the Complaint, the Division is not barred from further reviewing any of the same to determine if any  
4 such further violations not already covered in the Complaint have taken place and should subject  
5 RESPONDENT to further disciplinary action.

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

17 4. Each party shall bear their own attorney's fees and costs, *except* as the Division's  
18 Attorney's pre-hearing costs provided above.

19 5. 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 6. 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.

1           7.     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 of this action, this disciplinary action, and all  
9 matters related thereto.

10           8.     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           9.     Default. In the event of default, RESPONDENT agrees that all her licenses shall be  
18 immediately suspended, and the unpaid balance of the administrative fine and costs, together with any  
19 attorney's fees and costs that may have been assessed, shall be due in full to the Division within ten  
20 calendar days of the date of default. Debt collection actions for unpaid monetary assessments in this case  
21 may be instituted by the Division or its assignee. RESPONDENT agrees that the foregoing suspension  
22 of her license shall continue until the unpaid monetary assessments are paid in full.

23 ...

24 ...

25 ...

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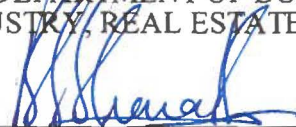
1 10. RESPONDENT has signed and dated this Stipulation only after reading and  
2 understanding all terms herein.

3 DATED this \_\_\_\_\_ day of July, 2024.

DATED this 5 day of August, 2024.

NEVADA DEPARTMENT OF BUSINESS  
AND INDUSTRY, REAL ESTATE DIVISION

4  
5  
6 By: <sup>Authenti</sup> Anna M Rozalska 07/31/24  
7 ANNA MARIA ROZALSKA  
Respondent


By:   
SHARATH CHANDRA  
Administrator


8  
9 Approved as to form:

Approved as to form:

10 AARON D. FORD  
11 Attorney General

LEWIS BRISBOIS BISGAARD & SMITH

12 By:   
13 CHRISTAL P. KEEGAN (Bar No. 12725)  
14 Deputy Attorney General  
5420 Kietzke Lane #202  
Reno, Nevada 89511

By:   
JESSICA L. BEELER  
(Bar. No. 15387)  
6385 S Rainbow Blvd., Suite 600  
Las Vegas, Nevada 89118

15 *Attorney for Real Estate Division*

*Attorney for eXp Realty*



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REAL ESTATE COMMISSION

BY Kelley Valadery

10 The Stipulation for Settlement of Disciplinary Action having come before the Real Estate  
11 Commission, Department of Business and Industry, State of Nevada, during its regular agenda on August  
12 13-15, 2024, and the Commission being fully apprised of terms and good cause appearing.

13 IT IS ORDERED that the foregoing Stipulation and Order for Settlement of Disciplinary Action,  
14 submitted by Petitioner and Respondent, is approved in full and shall become effective immediately.

15 Dated: August 20, 2024.

16 NEVADA REAL ESTATE COMMISSION

17  
18 By: [Signature]  
19 President, Nevada Real Estate Commission

20 AARON D. FORD  
21 Attorney General

22 By: [Signature]  
23 CHRISTAL P. KEEGAN (Bar No. 12725)  
24 Deputy Attorney General  
25 5420 Kietzke Lane, Suite 202  
26 Reno, Nevada 89511  
27 (775) 687-2141

28 *Attorney for Real Estate Division*