

1 **BEFORE THE REAL ESTATE COMMISSION**

2 **STATE OF NEVADA**

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

Case No. 2023-460

7 Petitioner,

8 vs.

9 DINORA SHARPE,
10 (S.0034139)

11 Respondent.

FILED

MAY 29 2024

REAL ESTATE COMMISSION

BY Kelley Valadez

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

13 This matter came on for hearing before the Real Estate Commission, Department of Business and
14 Industry, State of Nevada (the "Commission"), during a regular agenda set for a three-day stack
15 commencing May 14, 2024, with the matter called on May 15, 2024 and heard through May 16, 2024
16 (the "Hearing"). RESPONDENT Dinora Sharpe ("RESPONDENT") appeared, with her counsel
17 John V. Spilotro (Bar No. 4134) with the Law Office of John V. Spilotro, Esq. and Lisa Marie Szyk (Bar
18 No. 11726) with the Law Office of Backus Burden. Christal Park Keegan, Esq., Deputy Attorney General
19 with the Nevada Attorney General's Office, appeared on behalf of the Real Estate Division of the
20 Department of Business and Industry, State of Nevada (the "Division").

21 After hearing testimony presented in this matter and for good cause appearing, the Commission
22 now enters its Findings of Fact, Conclusions of Law, and Order against RESPONDENT as follows:

23 **JURISDICTION**

24 RESPONDENT, at all relevant times mentioned in this Complaint, was actively licensed as a
25 salesperson under license number S.0034139. RESPONDENT is, therefore, subject to the jurisdiction of
26 the Division and the Commission, and the provisions of NRS Chapter 645 and NAC Chapter 645.

27 **FINDINGS OF FACT**

28 The Commission, based on the evidence presented during the Hearing, by majority vote enters
the finding of the following facts:

1 1. During all times relevant to the Complaint, the Complainant was an 83-year-old widower.
2 *NRED 000098, and NRED 000030.*

3 2. On or about August 14, 2017, RESPONDENT commenced as the listing agent for
4 Complainant's real property located at 3578 Homecrest Drive, Las Vegas, NV 89121 (the "Homecrest
5 Property"). *NRED 000290 – NRED 000297.*

6 3. The listing agreement provided the listing price shall be \$179,900 with a suggested
7 amount of \$3,000 earnest money deposit. *NRED 000290.*

8 4. The listing agreement indicated cash, conventional and FHA as terms of sale, and made
9 no indication of intent to do an owner carry. *NRED 000290.*

10 5. The listing agreement, prepared by the RESPONDENT, also indicated it did not
11 authorize keybox access to the property, which purpose and function was to permit access to
12 other licensed professionals to the interior or the Property to facilitate the sale of the Property.
13 *NRED 000292 – NRED 000293.*

14 6. On or about August 16, 2017, RESPONDENT obtained authorizations to represent
15 Complainant/Seller and the Buyer Ben Clopot, with whom RESPONDENT had a relationship with.
16 *NRED 000185, and NRED 000314.*

17 7. On or about September 7, 2017, RESPONDENT prepared a purchase agreement for the
18 Homecrest Property between "Ben Clopot or assignee" and Complainant at the purchase price of
19 \$165,000. *NRED 000188 – NRED 000202.*

20 8. The purchase agreement was presented with zero earnest money down, and an owner carry
21 of \$88,500 subject to the financing addendum. *NRED 000188.*

22 9. The financing addendum terms stated the principal balance of \$88,000.00 would be
23 interest only payments. *NRED 000198 – NRED 000199.*

24 10. The financing addendum's additional terms clarified that "PAYMENTS SHALL GO
25 AS FOLLOWS: INTEREST ONLY ON \$88,500 @ 6% AMORTIZED OVER 30 YRS: \$350.00...".
26 *NRED 000200.*

27 11. On or about September 22, 2017, Complainant conveyed the Homecrest Property to
28 Mr. Clopot. *NRED 000064 – NRED 000069.*

1 12. Mr. Clopot subsequently sold the Homecrest Property to the RESPONDENT.
2 *NRED 000070 – NRED 000074.*

3 13. Shortly thereafter, RESPONDENT transferred the Homecrest Property into the Cintra
4 Revocable Trust for which she was a trustee. *NRED 000075 – NRED 000082.*

5 14. Complainant also owned another property in joint tenancy located at 3390 Southridge
6 Avenue, Las Vegas, Nevada 89121 (“Southridge Property”). *NRED 000100 – NRED 000103.*

7 15. At RESPONDENT’S request, on or about December 22, 2020, Complainant executed an
8 Affidavit terminating the deceased joint tenant. *NRED 000028.*

9 16. The Affidavit requested recorded mail to be sent to Complainant but handwritten in was
10 the RESPONDENT’S address located at 2911 Bel Air Drive, Las Vegas, NV 89109. *NRED 000028.*

11 17. The same day, on or about December 22, 2020, at RESPONDENT’S
12 request, Complainant added the RESPONDENT as a joint tenant of the Southridge Property.
13 *NRED 000024 – NRED 000027.*

14 18. Even though the Southridge Property was held jointly, it was only the RESPONDENT’S
15 mailing address requested for tax statements to be sent to. *NRED 000027.*

16 19. The Clark County Recorder receipt demonstrates the RESPONDENT paid for these
17 recorded items; the Affidavit Termination and the Deed for the Southridge Property. *NRED 000171.*

18 20. During all times relevant to the Complaint, RESPONDENT befriended the elderly
19 Complainant. *NRED 000161 – NRED 000162, and NRED 000098.*

20 21. During all times relevant to the Complaint, RESPONDENT obtained use of
21 Complainant’s credit cards and checking account. *NRED 000161.*

22 22. RESPONDENT admitted she used three (3) or four (4) of Complainant’s credit cards over
23 the years. *NRED 000161.*

24 23. RESPONDENT admitted she used Complainant’s checking account to pay her monthly
25 dues for the Las Vegas Country Club. *NRED 000161.*

26 24. RESPONDENT did not deny that she paid \$300 a month to Redbarn for dog food
27 from Complainant’s bank account when Complainant did not have a dog. *NRED 000098, and*
28 *NRED 000161 – NRED 000162.*

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5. This Order shall become effective thirty (30) days after the date of this Order.
DATED this 29 day of May, 2024.

NEVADA REAL ESTATE COMMISSION

By: 
President, Nevada Real Estate Commission

DATED this 17th day of May, 2024.

AARON D. FORD
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