

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

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

Case No. 2025-412

Petitioner,

vs.

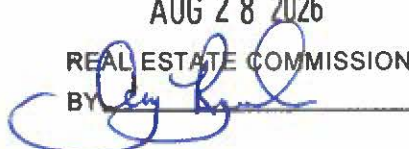
THERESA HATCHER,
(B.1000748.CORP),
(PM.0166176.BKR),

Respondent.

FILED

AUG 28 2026

REAL ESTATE COMMISSION

BY 

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This matter came on for hearing before the Real Estate Commission, Department of Business and Industry, State of Nevada (the "Commission"), during its regularly scheduled hearing Agenda, on August 11, 2026 (the "Hearing"). RESPONDENT Theresa Hatcher (hereinafter, "RESPONDENT HATCHER" OR "RESPONDENT") did not appear in person, through counsel, or otherwise, nor did she answer the complaint. Dana E. Cook, Esq., Deputy Attorney General ("DAG Cook") with the Nevada Attorney General's Office, appeared on behalf of the Real Estate Division of the Department of Business and Industry, State of Nevada (the "Division").

DAG Cook called Commission Coordinator, Amy Reveyard, to testify regarding service of process of the formal complaint and other notices sent to RESPONDENT HATCHER. The Commission thereafter took notice of the documents filed by the Division to substantiate the allegations within the Complaint and found satisfactory and timely service of process with respect to the Complaint, Notice of the Complaint, Notice of Documents and the Division's Bates-stamped documents, NRED0001-0013.

DAG Cook recited the Complaint's factual allegations and violations, as set forth in the Complaint, into the record. The Commission also granted DAG Cook's request to admit documents, Bates-stamped NRED0001-0013, into the record.

1 After hearing witness testimony and examining the evidence presented in this matter, and for
2 good cause appearing, the Commission now enters its Findings of Fact, Conclusions of Law, and Order
3 by default against RESPONDENT HATCHER as follows:

4 JURISDICTION

5 RESPONDENT was at all relevant times mentioned in the Complaint licensed as a Broker under
6 license number B.1000748.CORP and is therefore subject to the jurisdiction of the Division and the
7 Commission, and the provisions of NRS chapter 645 and NAC chapter 645.

8 FINDINGS OF FACT

9 1. At all times relevant to this Complaint, RESPONDENT has been broker of record of
10 Levite Realty.

11 2. RESPONDENT'S broker's license was first active on January 13, 2011, which set her
12 renewal due for January 31 on even numbered years.

13 3. RESPONDENT did not renew her broker's license for the 2026 - 2028 renewal period.

14 4. The Division mailed, in the regular course of its business, a Notice of Violation letter to
15 RESPONDENT at her address of record notifying RESPONDENT of her failure to timely submit Form
16 546A, due by the last day in January, 2025.

17 5. The June 5, 2025, Notice of Violation letter notified RESPONDENT that the Division
18 was imposing a \$250.00 fine pursuant to NAC 645.695, requested RESPONDENT to complete and
19 submit a 546A form, and advised RESPONDENT of her appeal rights if she wished to appeal against the
20 Notice of Violation.

21 6. The June 5, 2025, Notice of Violation letter required RESPONDENT to pay the fine of
22 \$250.00 and submit RESPONDENT'S completed form 546A to the Division by July 6, 2025.

23 7. The Division did not receive a response from RESPONDENT to the June 5, 2025, letter
24 by the indicated deadline.

25 8. The Division mailed, in the regular course of its business, a Demand Letter to
26 RESPONDENT at her address of record.

27 9. The August 19, 2025, Demand Letter notified RESPONDENT that she has an extension
28 until September 1, 2025, to remit the administrative fine of \$250.00 to the Division in order to avoid

1 further disciplinary action.

2 10. The Division did not receive a response from RESPONDENT to the August 19, 2025,
3 demand letter by the indicated deadline.

4 11. On March 12, 2026, the Division Investigator sent RESPONDENT an NRS 233B letter
5 via certified mail, informing RESPONDENT of the Division's intent to refer the matter for hearing before
6 the Real Estate Commission due to non-payment of the administrative fine imposed as a result of the
7 violation of NAC 645.806(3).

8 12. By March, 2026, RESPONDENT still had not submitted her form 546A to the Division
9 for 2025 and had not paid the \$250.00 administrative fine.

10 VIOLATIONS OF LAW

11 Based on the foregoing factual findings and the preponderance of the evidence, the Commission voted
12 that all of the following violations of law have been proven by default:

13 1. RESPONDENT violated NAC 645.806(3) by failing to timely submit her annual
14 Form 546A to the Division for the 2025 renewal year, due by the last day of the expiration month for
15 her broker license.

16 2. RESPONDENT violated NRS 645.633(1)(b) pursuant to NAC 645.695 by failing to
17 pay the \$250.00 administrative fine levied by the Division for failure to timely submit the 2025 Form
18 546A Affidavit.

19 ORDER

20 Based on the foregoing findings of fact and conclusions of law, the Commission hereby Orders:

21 1. RESPONDENT HATCHER shall pay the Division a total of \$21,362.40 ("Amount
22 Due"), consisting of \$20,000.00 in administrative fines, plus the Division's fees and costs
23 in the amount of \$1,362.40. The Amount Due shall be paid to the Division within thirty
24 (30) days of the effective date of this Order.

25 2. If the Amount Due is not actually received by the Division on or before its due
26 date, it shall be a default of RESPONDENT HATCHER. In the event of
27 default, the unpaid balance of the administrative fine and costs, together with
28 any attorney's fees and costs that may have been assessed, shall be due in full

1 to the Division within ten (10) calendar days of the date of default, and the
2 Division may obtain a judgment for the amount owed, including collection fees
3 and costs.

4 3. All of RESPONDENT'S licenses, permits and certificates issued by the
5 Nevada Real Estate Division, including her Broker's license, are hereby
6 revoked, for a period of ten (10) years from the effective date of this Order.

7 4. The Commission retains jurisdiction for correcting any errors that may have
8 occurred in the drafting and issuance of this document.

9 5. This Order shall become effective on the 30th day of September, 2026.

10 DATED the 28th day of August, 2026.

11
12
13 REAL ESTATE COMMISSION
14 STATE OF NEVADA

15 By: Donna A. Ruthe
16 President Donna A. Ruthe,
17 Nevada Real Estate Commission
18
19
20
21
22
23
24
25
26
27
28