

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

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

Petitioner,

vs.

EDWARD HOLMES,

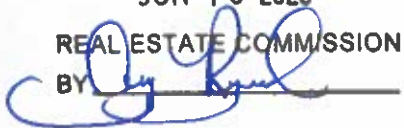
Respondent.

Case No.: 2025-929

FILED

JUN 15 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 May 5, 2026 (the "Hearing"). RESPONDENT Edward Holmes (hereinafter, "RESPONDENT") did not appear in person, through counsel, or otherwise, nor did he answer the complaint. Sebastian O. Ross, Esq., Deputy Attorney General 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 Ross called Commission Coordinator Amy Reveyrand to testify regarding service of process of the formal complaint and other notices sent to the RESPONDENT. The Commission found appropriate service of process occurred with respect to the Formal Complaint, Notice of the Complaint, Notice of Documents, and the Division's bates-stamped documents NRED0001-0184. DAG Ross requested that NRED0001-0184 be admitted into the record, which the Commission granted. DAG Ross, at the request of the Commission President, recited the alleged facts and legal violations, as set forth in the formal complaint, into the record. For good cause appearing, the Commission now enters its Findings of Fact, Conclusions of Law, and Order by default against RESPONDENT as follows:

JURISDICTION

RESPONDENT at all relevant times mentioned in this Complaint, was actively licensed, first as a Salesperson (S.0175875), then as a Broker (B.1002896.LLC) and held a property management permit (PM.0167123.BKR). RESPONDENT is, therefore, subject to the jurisdiction of the Division and the

Commission and the provisions of NRS chapter 645 and NAC chapter 645.

FINDINGS OF FACT

The Commission, by unanimous vote, based upon evidence presented during the Hearing, enters a finding of the following facts by default:

1. At all times relevant to this Complaint, RESPONDENT was registered with NRED, first as a salesperson with Elite Realty, then, as of December 2022, as broker of record with View Point Reality.

Blanca and Kenneth Stepter Complaint- 245 N. 18th St. & 3500 Mercury St.

2. On October 28, 2025, the Division received a Statement of Fact from COMPLAINANT Blanca Stepter ("Complainant Stepter"), alleging that they did not receive rental payments for their tenant-occupied rental properties, 245 N. 18th St., Unit C, Las Vegas, NV 89101 ("245 N. 18th St.") and 3500 Mercury St., Unit C, North Las Vegas, NV 89030 ("3500 Mercury St."), both managed by RESPONDENT, for rental payments from 2024 to 2025 that he collected but failed to deposit into their accounts.

3. On October 2, 2025, Complainant Stepter sent correspondence to RESPONDENT requesting the deposit of collected rent payments for the properties amounting in \$6,555.00 for 245 N. 18th St. Unit C and \$9,835.00 for 3500 Mercury St. Unit C.

4. The October 2, 2025, correspondence noted "numerous attempts to contact [RESPONDENT] via telephone call, text, [and] email"

Communications between RESPONDENT and Division

5. On or about May 30, 2025, the Division sent a Letter of Instruction to RESPONDENT relating to a separate investigation, Case 2024-1094, noting the Division's ability to enforce disciplinary action for subsequent future conduct.

6. On November 7, 2025, the Division sent correspondence to RESPONDENT requesting the submission of an affidavit addressing the allegations stated in a complaint for case number 2025-929, to be completed by November 21, 2025.

1 3. RESPONDENT violated NRS 645.635(6) by failing to produce documents pursuant to
2 the Division's investigation in Case 2025-929; specifically, the Division's January 20, 2026, written
3 request for owner's statements and tenant ledgers for the 245 N. 18th St. and 3500 Mercury St. properties.

4 **DEFAULT ORDER (Case No. 2025-929)**

5 Based on the foregoing findings of fact and conclusions of law, the Commission hereby orders,
6 by unanimous vote, the following:

7 1. RESPONDENT shall pay the Division a total of \$53,783.10 ("Amount Due"),
8 consisting of a \$50,000.00 administrative fine plus the Division's attorney's fees and costs in the amount
9 of \$3783.10. The Amount Due shall be paid to the Division within 90 days of the effective date of this
10 Order.

11 2. If the Amount Due is not actually received by the Division on or before its due date, it
12 shall be a default by RESPONDENT. In the event of default, any licenses held by RESPONDENT from
13 the Division shall be immediately suspended, and the unpaid balance of the administrative fine and costs,
14 together with any attorney's fees and costs that may have been assessed, shall be due in full to the
15 Division within ten (10) calendar days of the date of default, and the Division may obtain a judgment for
16 the amount owed, including collection fees and costs.

17 3. All of RESPONDENT's licenses, permits, and certificates issued by the Division,
18 including his broker license (B.1002896.LLC) and property management permit (PM.0167123.BKR),
19 are hereby REVOKED for a period of five (5) years from the effective date of this order.

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

3 5. This order shall become effective on the 16th day of July, 2026.

4 DATED this 15th day of June, 2026.

6 REAL ESTATE COMMISSION
7 STATE OF NEVADA

8 By: Donna A. Ruthe
9 President Donna A. Ruthe,
10 Nevada Real Estate Commission

11 Submitted by:

12 AARON D. FORD
13 Attorney General

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