

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,

7 Petitioner,

8 vs.

9 KARINA JETT,  
10 (S.0171416.LLC)

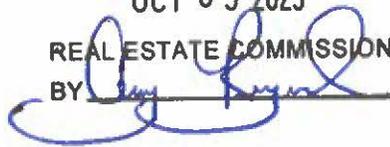
11 Respondent.

Case No. 2024-680

**FILED**

OCT 03 2025

REAL ESTATE COMMISSION

BY 

12 **COMPLAINT AND NOTICE OF HEARING**

13 The Real Estate Division of the Department of Business and Industry of the State of Nevada  
14 (“Division”) hereby notifies RESPONDENT KARINA JETT (“RESPONDENT”) of an administrative  
15 hearing before the STATE OF NEVADA REAL ESTATE COMMISSION (“Commission”). The  
16 hearing will be held pursuant to Chapters 233B and Chapter 645 of the Nevada Revised Statutes (“NRS”) and Chapter 645 of the Nevada Administrative Code (“NAC”). The purpose of the hearing is to consider  
17 the allegations stated below and to determine if the RESPONDENT should be subject to an administrative  
18 penalty as set forth in NRS 645.630, NRS 645.633 and/or NRS 622.400, and the discipline to be imposed,  
19 if violations of law are proven.

20 **JURISDICTION**

21 RESPONDENT, at all relevant times mentioned in this Complaint, was actively licensed  
22 as a salesperson (S.0171416.LLC). RESPONDENT is, therefore, subject to the jurisdiction of the  
23 Division and the Commission, and the provisions of NRS Chapter 645 and NAC Chapter 645.  
24 RESPONDENT has never been a property management permit holder. As of the date of this Complaint,  
25 RESPONDENT’S salesperson license is currently “active”.

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1 **FACTUAL ALLEGATIONS**

2 1. At all times relevant, Peter Mikelis (“Peter Sr.”), an 89-year-old Vietnam Veteran, trusted  
3 his daughter the RESPONDENT, a real estate agent, to find him a home he could purchase with his VA  
4 benefits, and a small down payment. *NRED 000170.*

5 2. Relying on the RESPONDENT’S advice, Peter Sr. purchased 889 Lusterview Court, Las  
6 Vegas, NV 89123 (the “Property”), a 4-bedroom home, upon an agreement with the RESPONDENT,  
7 that he would live in the home, and the RESPONDENT would manage the rental of the other bedrooms,  
8 pay the mortgage and expenses, and/or split any profits with him. *NRED 000168–000169.*

9 3. Peter Sr. put a \$15,000 down payment, and a VA loan was taken in his name only, which  
10 required the veteran to reside in the home as his primary residence. *NRED 000168.*

11 4. The RESPONDENT later convinced Peter Sr. to add her to the Deed as Joint Tenant with  
12 Rights of Survivorship. *NRED 000169, NRED 000157–000159.*

13 5. However, the RESPONDENT had no intention of allowing Peter Sr. to live in the  
14 house he had purchased in his waning years, and on the day of closing she locked him out of the  
15 home because “it’s my house and I will rent it out and no one wanted to live with an OLD MAN!”  
16 *NRED 000189–000190, NRED 000072.*

17 6. After being locked out of his home for over a year, Peter Sr., at the age of 91, filed  
18 a civil lawsuit against the RESPONDENT, during the course of which he passed away, and Peter Jr.,  
19 the Executor of Estate, was substituted as Plaintiff to continue the case for the remaining causes  
20 of action: fraud in the inducement, intentional misrepresentation and negligent misrepresentation.  
21 *NRED 000286–000296.*

22 7. The Nevada Clark County District Court, in Case No. A-17-763341-C, *Peter Mikelis vs.*  
23 *Karina Jett*, in its Decision and Order filed September 15, 2021,<sup>1</sup> found the evidence supported Peter Sr.  
24 relied solely on the RESPONDENT’S advice when purchasing the house, and adding her to the deed in  
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27 <sup>1</sup> The Nevada Court of Appeals issued its Order of Affirmance, Case No. 84032-COA, January  
28 30, 2024, upholding the district court’s Decision and Order, and Respondent’s appeal for re-trial was  
denied. *NRED 000286–000296.*

1 order to avoid probate, and determined they were in a confidential relationship, not merely that of parent  
2 and child. *NRED 000182–000190.*

3 8. The Court ordered rescission of the Deed adding the RESPONDENT as a Joint Tenant with  
4 Rights of Survivorship “as it was procured through fraud.” *NRED 000189.*

5 9. The Court further found that the RESPONDENT exercised undue influence, and/or  
6 exploited her elderly father to induce him to add her to the deed as a joint tenant, when she had no  
7 intention of allowing him access to the property. *NRED 000189–000190.*

8 10. The RESPONDENT admitted to the Division that she was paid \$3,875.00 in commissions  
9 for this transaction. *NRED 000312, NRED 000163–000164.*

10 11. The RESPONDENT also admitted she was paid approximately \$95,000 in rent for the  
11 Property. *NRED 000311.*

### 12 **VIOLATIONS OF LAW**

13 RESPONDENT committed the following violations of law:

14 1. RESPONDENT violated NRS 645.633(1)(i) for committing deceitful, fraudulent and/or  
15 dishonest acts in a real estate transaction.

16 2. RESPONDENT violated NRS 645.330(1)(a) for failing to possess the qualifications of  
17 honesty, trustworthiness, and/or integrity required of all licensees when it is uncontroverted that  
18 she committed fraud in the inducement and intentional and/or negligent misrepresentation(s) in a real  
19 estate transaction.

20 3. RESPONDENT violated NRS 645.252(2) for failing to exercise reasonable skill and care  
21 with respect to all parties to the real estate transaction, when she was clearly advancing her own interests.

22 4. RESPONDENT violated NRS 645.633(1)(h) pursuant to NAC 645.605(6) for committing  
23 grossly negligent and/or incompetent acts when she breached her obligation of absolute fidelity to her  
24 principal father’s interest, her obligation to deal fairly, and instead advanced the interests of herself.

### 25 **DISCIPLINE AUTHORIZED**

26 5. Pursuant to NRS 645.630 and NRS 645.633, the Commission is empowered to impose an  
27 administrative fine per violation against RESPONDENT that may not exceed \$10,000, and further to  
28 suspend, revoke, or place conditions on the license of RESPONDENT.



1 YOUR RIGHTS AT THE HEARING: except as mentioned below, the hearing is an open meeting  
2 under Nevada's Open Meeting Law, and may be attended by the public. After the evidence and  
3 arguments, the Commission may conduct a closed meeting to discuss your alleged misconduct or  
4 professional competence. You are entitled to a copy of the transcript of the open and closed portions of  
5 the meeting, although you must pay for the transcription.

6 As the RESPONDENT, you are specifically informed that you have the right to appear and be  
7 heard in your defense, either personally or through your counsel of choice. At the hearing, the Division  
8 has the burden of proving the allegations in the complaint and will call witnesses and present evidence  
9 against you. You have the right to respond and to present relevant evidence and argument on all issues  
10 involved. You have the right to call and examine witnesses, introduce exhibits, and cross-examine  
11 opposing witnesses on any matter relevant to the issues involved.

12 You have the right to request that the Commission issue subpoenas to compel witnesses to testify  
13 and/or evidence to be offered on your behalf. In making the request, you may be required to demonstrate  
14 the relevance of the witness' testimony and/or evidence. Other important rights you have are listed in  
15 NRS 645.680 through 645.990, NRS Chapter 233B, and NAC 645.810 through 645.875.

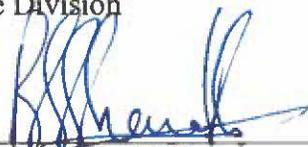
16 The purpose of the hearing is to determine if the RESPONDENT has violated NRS 645 and/or  
17 NAC 645 and if the allegations contained herein are substantially proven by the evidence presented and  
18 to further determine what administrative penalty is to be assessed against the RESPONDENT, if any,  
19 pursuant to 645.633 and or 645.630.

20 DATED this 3<sup>rd</sup> day of October, 2025.

DATED this 2<sup>nd</sup> day of October, 2025.

21 STATE OF NEVADA  
22 Department of Business and Industry  
23 Real Estate Division

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Attorney General

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