

Open House

A newsletter for Nevada Real Estate Licensees

September/October/November/December 2020



The Mission of the Nevada Real Estate Division:

To protect the public and Nevada's real estate sectors by fairly and effectively regulating real estate professionals through licensure, registration, education and enforcement.



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Compiled by Erica Arnold, Publications Writer



A Warm Welcome to Commissioner Spiridon "Spiros" Filios

At the June 2020 meeting of the Nevada Real Estate Commission, Spiridon "Spiros" Filios was sworn in as the newest incumbent on the administrative hearing panel.

The Real Estate Commission is a five-member body, appointed by the governor, that acts in an advisory capacity to the Nevada Real Estate Division. The group adopts regulations and conducts disciplinary hearings, among other duties.

Commissioner Filios has been a real estate broker-salesperson since 1993 and has transacted in almost all sectors of the Nevada real estate market. He currently works at GK Properties and is also a licensed contractor. In addition to developing ground-up projects including homes, offices, and retail spaces, he has done several remodels in the luxury towers along Las Vegas Boulevard.

This is not Filios' first appointment by a Nevada Governor. In 2002, he was appointed to the Nevada State Contractors Board (NSCB), where he served for six years, two of them as vice chairman. During his time on the

Contractors Board, he heard a variety of cases from homeowner complaints to large money-owing disputes between general contractors and subcontractors. He also oversaw the Residential Recovery Fund on a subcommittee responsible for the distribution of funds to wronged homeowners.

He and his wife, Eleni Dalacas Filios, have been married for over 20 years and share two children: George, 19, and Nicoletta, 17. He is an active member of St. John the Baptist Greek Orthodox Church where he was recently re-elected to the parish council. In his free time, he enjoys spending time with his family in the great outdoors.

Commissioner Filios joins Devin J. Reiss of Clark County (President), Darrel Plummer of Washoe County (Vice President), Lee Gurr of Elko County (Secretary), and Lee K. Barrett of Clark County (Commissioner).

"I look forward to serving the State of Nevada as a commissioner and I hope to contribute in a meaningful way," said Filios.



Scams and Schemes: Something Old, Something New...

Real estate regulators are particularly attuned to the fact that the residential brokerage industry and transaction participants have long been the targets of various scams and schemes. Some are new, while others are so well-known that one might think they would disappear. But, their continued emergence in new and modified forms reasonably leads to the conclusion that they are still reaching unwary targets. Here are a few recent examples:

SOMETHING OLD: REMEMBER MORTGAGE RELIEF SCAMS?

During the mortgage foreclosure crisis of what is now "the last decade," reports of mortgage relief scams that victimize struggling homeowners were regularly the subject of media reports and

consumer warnings. But the once-shocking foreclosure rate that accompanied the crisis has waned and such reports are no longer as common. But that doesn't mean the scam has disappeared, as evidenced by a recent Federal Trade Commission (FTC) announcement of a ruling in its favor in a U.S. District Court in Nevada. According to the FTC, the court ruled "against the operators of a scheme that deceived financially distressed homeowners" by "falsely promising to prevent foreclosures" and to "make their mortgages more affordable."

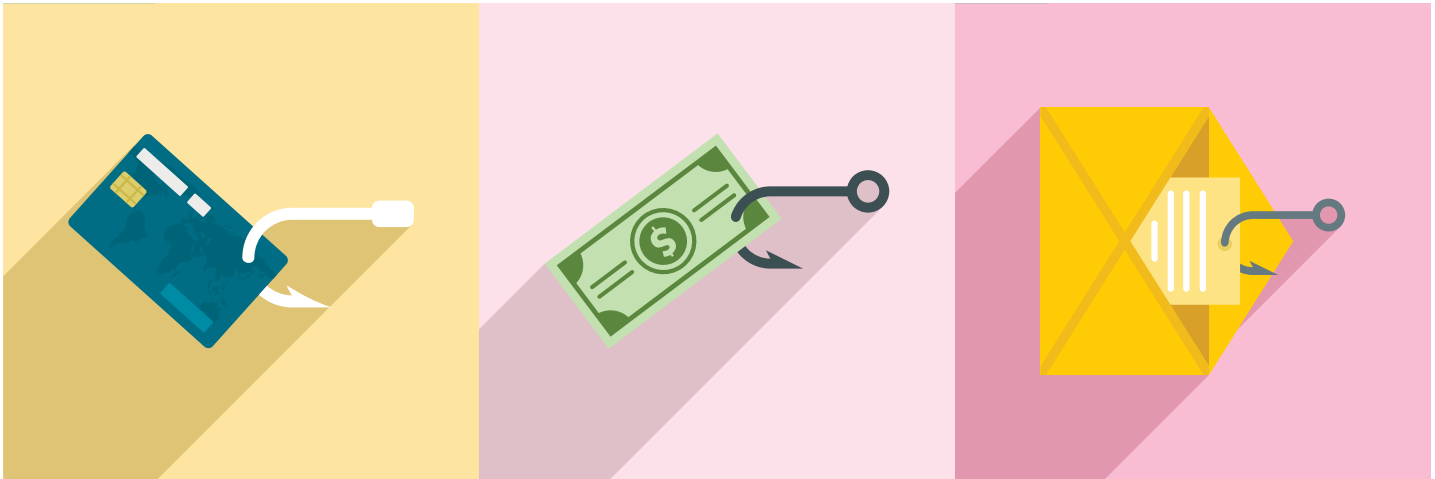
The FTC alleged that the defendants used doctored government logos, claimed to have special relationships with particular lenders, and unlawfully told consumers not to pay their mortgages or communicate with their lenders.

The FTC says that the operators unlawfully charged advance fees and in many instances "consumers paid hundreds or thousands of dollars only to learn that the defendants had not obtained the promised loan modifications, and in some cases had never even contacted the lenders."

The FTC also says that, among other provisions, the court's final order imposes an \$18.5 million judgment against the defendants and permanently bans them from the debt relief business.

The FTC also notes that, in granting its motion for summary judgment in its favor, the court found that the defendants' practices violated the Federal Trade Commission Act and the federal Mortgage W Relief Services (MARS) Rule [now also known as "Regulation O"].

Among other provisions, the



rules prohibit false or misleading representations, require specific disclosures about the nature of the services to be provided, prohibit upfront fees, and impose record keeping requirements.

SOMETHING NEW: THE AGENT GIFT CARD SCAM

The Office of Arkansas Attorney General Lisa Rutledge recently issued an "Attorney General Alert" warning real estate agents of a new email/text scam that targets collegial business relationships and uses "trusted names and companies to ask for 'favors,' and in turn steal victims' money." According to the alert, "This new scam uses real estate agents' names to ask co-workers to pick up hundreds of dollars in gift cards for specific reasons such as closing gifts for clients."

Attorney General Rutledge says that real estate agents are particularly vulnerable to this type of scam because they widely disseminate their business/contact information, and suggests that:

- Managers should instruct their staff on the company's purchasing practices, consider adopting a purchasing policy that allows only the use of a credit card, and prohibit requests for employees' personal funds;
- Agents and other personnel should "Be skeptical of any text or phone call claiming to be a manager or co-worker that does not originate from their telephone number";
- Recipients should "verify the identity of the caller or person sending the text before acting upon it"; and
- "Remember that if it sounds unusual or too good to be true, then it is probably a scam."

PHONY REGISTRATION EMAILS

The "trusted colleague" gift card scam is just one example of the countless email phishing and fraud schemes that are aimed at real estate licensees on a regular basis; often purporting to be from sources such as real estate regulators demanding fee or fine payments, or business entities or associations with which the recipient has a relationship.

For example, as the National Association of Realtors® 2019 Conference & Expo loomed, some members of the association received a fraudulent email that invited recipients to "Register for the 2019 REALTORS Conference." A message posted "From the NAR Web Team" explained that the email was not legitimate and members should not click on any of its links or download any files. NAR advised members to "Beware of an email that purports to come from NAR but originates from a random email address."

NAR advises its members who receive an imitation NAR email to: Take a screen shot of the scam email and use it in a report to the [FBI IC3 website](#); avoid clicking on links or otherwise engaging with the sender; erase the email; if a link has been clicked or contact information appears to have been obtained due to a system breach, contact the appropriate IT specialist; and visit NAR's Data Privacy & Security web pages.

Things to Remember

**1**

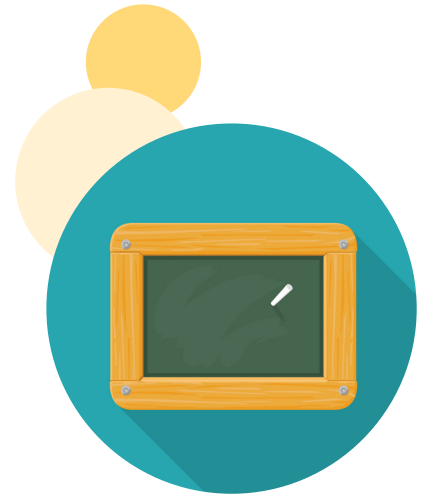
Per NAC 645.448(6), you are required to complete at least 50 percent of CE through live instruction.

The Division has temporarily expanded the classroom delivery method to include live-streaming courses. Live-streaming courses will qualify as live instruction for all licensees, regardless of when their license expires. A list of [approved live-streaming sponsors](#) is available on the Division's website.

**2**

Per NAC 645.313, you are required to submit copies of all of your CE certificates to the Division upon renewal, regardless of whether you renew online or by mail.

The education history reflected on your My Account is not proof of completion and should be used for reference ONLY. If you misplace a CE certificate, you must contact the school or instructor who provided the course for a copy.

**3**

Per NAC 645.463(2), "a course may not be taken for credit to meet the requirements for continuing education more than once during a single licensing period."

If your licensing period is 10/1/2019 - 09/30/2021, and you took CE.1234567-RE on 11/16/2019, you cannot take it again for credit until 10/1/2021.

Remember: You can always verify the classes you've already taken on your My Account.

UPCOMING HOLIDAYS

NEVADA DAY
FRI / OCT 30

VETERANS DAY
WED / NOV 11

THANKSGIVING
THURS / NOV 26

FAMILY DAY
FRI / NOV 27

CHRISTMAS
FRI / DEC 25



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

www.red.nv.gov

New Updated Guidance on Open House and In-Person Showings

Seller Occupied/Vacant Property

Open Houses:

- Open houses of single family, multifamily properties may **not** take place with the occupant present.
- Sellers are encouraged to utilize appointments for open houses
- Open house activity shall be limited to "a prospective buyer" (includes the buyer and the buyer's spouse, domestic partner, business partner, or family members) in the property at one time.
- Open house activity shall be limited to "one prospective buyer" and one real estate professional for both the seller and prospective buyer at a time.
- A COVID-19 release and disclosure for each "prospective buyer" filled out by potential buyer is recommended.
- A sign in sheet at the door is suggested to hold the potential buyer's spot.
- Buyers must wait in their vehicle or at least 6 feet from others until they are allowed access inside the property.
- All visitors **must** wear face covering pursuant to **Directive 024**.
- Agent to have available gloves and hand sanitizer for use.
- Upon entering the property, agents must ensure that proper social distancing and adherence to CDC guidelines are followed including, encouraging everyone to properly sanitizing hands when entering.
- Wiping down surfaces as frequently as possible is highly encouraged.
- Broker and agents should still consider using existing three-dimensional interactive property scans, virtual tours, and virtual staging to showcase properties.

Showings:

- Showings of single family, multifamily properties may **not** take place with the occupant present.
- Sellers are encouraged to utilize appointments for showings
- Showings shall be limited to "a prospective buyer" (includes the buyer and the buyer's spouse, domestic partner, business partner, or family members).
- Showings of properties are limited to "one prospective buyer" and one real estate professional for both the seller and prospective buyer at a time.
- A COVID-19 release and disclosure for each "prospective buyer" filled out by potential buyer is recommended.
- All visitors **must** wear face covering pursuant to **Directive 024**.
- Agent to have available gloves and hand sanitizer for use.
- Upon entering the property, agents must ensure that proper social distancing and adherence to CDC guidelines are followed including, encouraging everyone to properly sanitizing hands when entering.
- Wiping down surfaces as frequently as possible is highly encouraged.
- Broker and agents should still consider using existing three-dimensional interactive property scans, virtual tours, and virtual staging to showcase properties.

*NOTE

Residential High-Rises, Condos, Apartments, and properties have shared elevators, common areas and community spaces. Homeowner associations that have COVID-19 guidelines in place to protect their residents must be adhered to. If the requirements for showings, open houses and gatherings are more restrictive than this guidance, the association's guidelines will prevail. It is incumbent on the agents, sellers, and inspectors to work with these associations when conducting open houses, showings, and scheduling inspections.

Tenant Occupied Property

Open Houses:

- Open houses of single family, multifamily properties may **not** take place with the occupant present.
- Sellers are encouraged to utilize appointments for open houses
- Open house activity shall be limited to “a prospective buyer” (includes the buyer and the buyer’s spouse, domestic partner, business partner, or family members) in the property at one time.
- Open house activity shall be limited to “one prospective buyer” and one real estate professional for both the seller and prospective buyer at a time.
- A COVID-19 release and disclosure for each “prospective buyer” filled out by potential buyer is recommended.
- A sign in sheet at the door is suggested to hold the potential buyer’s spot.
- Buyers must wait in their vehicle or at least 6 feet from others until they are allowed access inside the property.
- All visitors **must** wear face covering pursuant to **Directive 024**.
- Agent to have available gloves and hand sanitizer for use.
- Upon entering the property, agents must ensure that proper social distancing and adherence to CDC guidelines are followed including, encouraging everyone to properly sanitizing hands when entering.
- Wiping down surfaces as frequently as possible is highly encouraged.
- Broker and agents should still consider using existing three-dimensional interactive property scans, virtual tours, and virtual staging to showcase properties.

Showings:

- Showings of single family, multifamily properties may **not** take place with the occupant present.
- Showings of single family, multifamily properties that are tenant occupied should be done only by appointment.
- A tenant must allow an in-person showing after 24-hour notice.
- Showings shall be limited to “a prospective buyer” (includes the buyer and the buyer’s spouse, domestic partner, business partner, or family members).
- Showings of properties are limited to “one prospective buyer” and one real estate professional for both the seller and prospective buyer at a time.
- A COVID-19 release and disclosure for each “prospective buyer” is recommended.
- All visitors **must** wear face covering pursuant to **Directive 024**.
- Agent to have available gloves and hand sanitizer for use.
- Upon entering the property, agents must ensure that proper social distancing and adherence to CDC guidelines are followed including, encouraging everyone to properly sanitizing hands when entering.
- Wiping down surfaces as frequently as possible is highly encouraged.
- Broker and agents should still consider using existing three-dimensional interactive property scans, virtual tours, and virtual staging to showcase properties.

***NOTE**

Residential High-Rises, Condos, Apartments, and properties have shared elevators, common areas and community spaces. Homeowner associations that have COVID-19 guidelines in place to protect their residents must be adhered to. If the requirements for showings, open houses and gatherings are more restrictive than this guidance, the association’s guidelines will prevail. It is incumbent on the agents, sellers, and inspectors to work with these associations when conducting open houses, showings, and scheduling inspections.

Inspections:

- If a property is in escrow, upon 24-hour notice to tenant, a property owner may allow a potential buyer to authorize a licensed inspector access to inspect the property.
- If a property manager, wants to inspect the property as part of their standard course of business in maintaining the property, the property manager must give the tenant 24-hour notice.
- Persons entering the property at any given time is limited to 4 people.
- A COVID-19 release and disclosure for each person entering the property.
- All visitors maintain 6ft and **must** wear face covering pursuant to **Directive 024**.
- Upon entering the property, agents must ensure that proper social distancing and adherence to CDC guidelines are followed including, encouraging everyone to properly sanitizing hands when entering. Limit the people to only those absolutely necessary, followed by properly cleaning the property is highly encouraged.

***NOTE**

Residential High-Rises, Condos, Apartments, and properties have shared elevators, common areas and community spaces. Homeowner associations that have COVID -19 guidelines in place to protect their residents must be adhered to. If the requirements for showings, open houses and gatherings are more restrictive than this guidance, the association's guidelines will prevail. It is incumbent on the agents, sellers, and inspectors to work with these associations when conducting open houses, showings, and scheduling inspections.

DISCIPLINARY ACTIONS / STIPULATIONS

ACTIONS/DECISIONS

Real Estate Commission actions are not published in this newsletter until the 30-day period allowed for filing for Judicial Review has passed. A Respondent's license is automatically suspended for failure to comply with a Commission Order, and the Division may institute debt collection proceedings to recover fines and costs.

ALLEGATIONS/STIPULATIONS

Stipulations occur when both the Respondent and Division have agreed to settlement conditions. A stipulation may or may not be an admission of guilt. Stipulations are presented to the Commission for final approval.



Disciplines that are the subject of a judicial review are in *italics*. A Respondent's license is automatically suspended for failure to comply with a Commission Order, and the Division may institute debt collection proceedings to recover fines and costs.

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Britton, Frederick 2017-2125 S.175080 (Revoked)	September 2020	Respondent's petition for rehearing denied.	Rehearing denied
Britton, Frederick 2018-161 S.175080 (Revoked)	September 2020	Respondent's petition for rehearing denied.	Rehearing denied
Brown, Hillary 2018-1087 Unlicensed	August 2020	Violated NRS 645.230(1) and NRS 645.235(1)(a) by acting as a real estate broker or salesperson in the State of Nevada without a license issued by the Division.	\$100,000 fine
Brown, Hillary 2018-1087 Unlicensed	September 2020	Respondent's Petition for Rehearing and Motion/Request to Stay Enforcement of the Decision is hereby granted.	Rehearing granted.
Fraga, Ed 2018-1343 Unlicensed	August 2020	Violated NRS 645.235(1)(a) by entering into the Listing Agreement and being the broker under it without holding the appropriate license from the Division.	\$5,000 fine

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Gonyea, Michael C. 2017-1299 B.26907 (Revoked)	June 2020	Respondent shall make monthly payments to the Division in the amount of \$250 beginning on August 1, 2020, and due by the first day of each month thereafter, until the balance due is paid in full. If the payment due is not actually received by the Division on or before its due date, it shall be construed as an event of default by Respondent. In the event of default, Respondent's salesperson license shall be immediately suspended, and the unpaid balance shall be in due in full to the Division within 10 calendar days of the date of default. All other findings of fact, conclusions of law, and terms and conditions in the prior order shall remain in full force and effect.	Order amended to revise payment of the balance due to the Division.
Hosoda, Noriko H. 2018-1281 B.1449 (Revoked) PM.164786 (Revoked)	August 2020	Violated NRS 645.633(1)(i) , conduct constituting deceitful, fraudulent or dishonest dealing, by misrepresenting that she had acquired or managed on Complainant's behalf three properties; NRS 645.633(1)(i) , conduct constituting deceitful, fraudulent or dishonest dealing, by providing Complainant a forged deed on one of the three properties; NRS 645.310(4) by causing funds to be held for her client or third persons to be kept in accounts that are not designated as trust accounts; NRS 645.630(1)(e) by failing to maintain, for review or audit by the Division, transaction files for the three properties.	\$40,000 fine Licenses and permits revoked
Hoy, Ron 2018-1716 B.17991 (Active)	September 2020	Violated NAC 645.600(1) for failing to supervise the activities of his licensee.	\$2,000 fine
Janvrin, Larry D. 2019-832 B.7364 (Revoked) PM.162187 (Active)	August 2020	Violated NRS 645.630(1)(f) by failing within a reasonable amount of time to account for, or to remit, any money which came into his possession and belonged to others by failing to timely pay a client the funds owed; NRS 645.633(1)(h) pursuant to NAC 645.605(6) by committing gross negligence or incompetence by breaching his obligation of absolute fidelity to his principal's interest or his obligation to deal fairly with all parties to a real estate transaction by failing to pay the funds owed and by failing to properly supervise his company's trust accounts; and NRS 645.633(1)(i) by engaging in conduct that was deceitful, fraudulent, or dishonest by representing t a client he would deposit the funds owed knowing he was not able to.	\$12,000 fine Licenses and permits revoked
Janvrin, Larry D. 2019-639 B.7364 (Active) PM.162187 (Active)	August 2020	Violated NRS 645.633(1)(h) pursuant to NAC 645.605(6) by committing gross negligence or incompetence by breaching his obligation of absolute fidelity to his principal's interest or her obligation to deal fairly with all parties to a real estate transaction by failing to properly supervise his company's trust accounts; and NAC 645.600(1) by failing to supervise his wife's handling of the company's money.	\$8,000 fine Licenses and permits revoked
Janvrin, Shannon 2019-638 BS.15422 (Revoked) PM.115422 (Revoked)	September 2020	Violated NRS 645.630(1)(h) by commingling the money of clients with her own or converting the money of others to her own use; NRS 645.633(1)(h) by engaging in conduct that was deceitful, fraudulent, or dishonest; NRS 645.633(1)(g) pursuant to NAC 645.605(6) by committing gross negligence or incompetence by breaching her obligation of absolute fidelity to her principal's interest or her obligation to deal fairly with all parties to a real estate transaction by wrongfully embezzling and/or converting funds.	\$15,000 fine Licenses and permits revoked.

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Krshul, Cindy 2018-1703 B.1002017 (Inactive) PM.164639 (Expired)	October 2020	Violated NRS 645.230(1)(a) and NRS 645.235(1)(a) for acting as a real estate broker and property manager without an active real estate broker's license or property management permit; NRS 645.633(1)(h) for gross negligence for not renewing her broker's license and property manager's permit; NRS 645.633(1)(i) pursuant to NAC 645.605(1) as she represented herself as a real estate licensee and permit holder while her broker's license and property manager's permit were expired.	\$25,000 fine
Kuckhoff, Sherine 2018-1714 BS.5345 (Active) PM.167496 (Active)	September 2020	Violated NRS 645.230(1)(b) and NRS 645.235(1)(a) for acting as a property manager without an active property manager's permit; NRS 645.630(1)(a) for materially misrepresenting herself as a property manager while her property manager's permit is expired; NRS 645.633(1)(h) for gross negligence for not renewing her property manager's permit; and NRS 645.633(1)(i) pursuant to NAC 645.605(1) as she represented herself as a property manager while her property management permit was expired.	\$10,000 fine
Lurya, Chaim 2018-895 S.168805 (Active)	September 2020	Violated NRS 645.235(a) and (b) by conducting property management services without holding the proper permit from the Division to do so and by assisting his wife in the management of properties knowing that she did not hold a property management permit from the Division; NRS 645.252(3)(a) and (b) by failing to provide the property owners or tenants with a duties owed for leasing transactions; NRS 645.633(1)(i) pursuant to NAC 645.605(10)(e) by deleting the transaction file for a property after being notified of Complainant filing a complaint with the Division; and NAC 645.650(2) by failing to provide his broker with lease agreements for properties.	\$7,500 fine 6 Hours of Contracts 6 Hours of Ethics
Lurya, Hava 2018-896 TS.1943 (Closed)	September 2020	Violated NRS 645.235(1)(a) by conducting property management services without holding the proper permit from the Division to do so.	\$2,500 fine
Markovic, Derek W. 2019-190 B.65540 (Revoked) PM.165924 (Revoked)	August 2020	Violated NRS 645.633(1)(h) pursuant to NAC 645.605(11)(a) and (e) , impeding or attempting to impede an investigation of the Division by failing to comply or delaying his or her compliance with a Division request to provide transaction files; NRS 645.633(1)(h) pursuant to NAC 645.605(11)(c) and (d) two times, impeding or attempting to impede the Division's investigation by supplying false information on two Affidavits in Lieu of Form 546.	\$30,000 fine Licenses and permits revoked.
Markovic, Derek W. 2019-553 B.65540 (Revoked) PM.165924 (Revoked)	August 2020	Violated NRS 645.310(5) by failing to provide his trust account reconciliations to the Division.	\$10,000 fine Licenses and permits revoked.

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Perera, Ashan 2018-1619 S.78376 (Expired)	September 2020	Violated NRS 645.633(1)(i) by engaging in deceitful and/or dishonest dealings by responding "no" to the Division's question number nine when asked if he had been convicted of, or entered a plea of guilty, guilty but mentally ill, or nolo contendere to a misdemeanor, gross misdemeanor, or felony within his renewal period on March 30, 2017.	\$100 fine
Schaeffer, Beverly 2019-6 B.143231 (Revoked) PM.164814 (Revoked) BUSB.6923 (Revoked)	August 2020	Violated NRS 645.6056 on 24 separate occasions by failing to abide by the terms of the fully executed property management agreements with owners/landlords; NRS 645.6056 by failing to notify an owner that she was no longer conducting property management services on the owner's behalf; NRS 645.630(1)(h) by commingling her money or other property of a client with her own or converting and/or embezzling the money to herself and/or the company on 22 separate occasions; NRS 645.310(4) by failing to deposit monies belonging to others in a separate account located in a bank or credit union which must be designated as a trust account; NRS 645.310(5) that requires a broker to maintain a separate trust account and keep record of all money deposited, including the date and from whom the real estate broker received the money; NRS 645.630(1)(e) by failing to maintain for review and audit by the Division, each brokerage agreement and property management agreement; NRS 645.630(1)(f) by failing within a reasonable amount of time, to account for or to remit any money which comes into his or her possession and which belongs to others; NRS 645.630(1)(g) by failing to balance the trust account at least monthly and by failing to submit to the Division an annual accounting of the trust account; NRS 645.633(1)(h) pursuant to NAC 645.605(6) by breach of her obligation of absolute fidelity to her principal's interest or her obligation to deal fairly with all parties to a real estate transaction on 24 separate occasions; NAC 645.806 on four different occasions by failing to turn in her annual Trust Account Reconciliation despite the Division's requests to obtain them; NAC 645.655(1) by failing to provide copies of all management agreements and residential lease agreements Respondent and/or her company entered into to the Division as requested in its investigation.	\$110,000 fine Licenses and permits revoked
Schaeffer, Beverly 2019-490 B.143231 (Revoked) PM.164814 (Revoked) BUSB.6923 (Revoked)	August 2020	Violated NRS 645.630(1)(f) by failing, within a reasonable time, to account for or to remit money in her possession that belongs to others when she allowed a check for the deposit to be drawn from the company's account that did not have sufficient funds and could not timely transfer the deposit to signature; and NRS 645.633(1)(h) pursuant to NAC 645.605(11)(a) for failing to comply with a request by the Division to provide documents and/or a written response.	\$10,000 fine Licenses and permits revoked
Schander, Katherine D. 2018-160 Unlicensed	September 2020	Violated NRS 645.230(1)(a) and (b) on seven occasions by acting in the capacity of a real estate broker, real estate broker-salesperson, real estate salesperson, and/or property manager without first obtaining the required license and/or permit.	\$3,000 fine

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Seeker, Barbara A. 2019-1099 & 2019-1353 B.32019 (Surrendered)	June 2020	Violated NRS 645.647(2) by failing to pay money which she owes to the Commission or the Division and NRS 645.635(6) by failing to produce any document, book or record in his or her possession or under his or her control, concerning any real estate transaction under investigation by the Division.	\$500 fine License surrendered
Stichter, Ronald B. 2018-1715 B.32575 (Active)	September 2020	Violated NAC 645.600(1) for failing to supervise the activities of his licensee.	\$2,000 fine
Tam, Cung F. 2018-411 B.16381 (Active)	March 2020	Violated NRS 645.633(1)(h) pursuant to NAC 645.605(6) for not collecting the deposited funds as set forth in the lease; and NRS 645.633(1)(h) pursuant to NRS 118A.200 by failing to include a lease term in the lease, causing the lease to fail to specify its duration.	\$6,000 fine Ethics: 3 Hours
White, Arlandus Rene 2018-1305 S.168757 (Active)	September 2020	Violated NRS 645.633(1)(i) pursuant to NAC 645.605(1) and NRS 645.635(1) , by offering a Parcel for sale without the knowledge and consent of the Complainant.	\$1,500 fine 3 Hours Agency 3 Hours Contracts
Wicker, Kenneth 2018-1433 S.74835 (Revoked)	August 2020	Violated NRS 645.230(1)(b) by managing and renting Complainant's property without holding a property management permit from the Division; NRS 645.630(1)(l) and (i) by acknowledging to Complainant that he had received \$300 from the Renter but failing to turn the money over to Complainant or his broker; NRS 645.633(1)(h) pursuant to NAC 645.605(7) by renting Complainant's property without obtaining a lease agreement; NRS 645.633(1)(h) pursuant to NAC 645.605(11)(b) by failing to respond to the Division's investigation; NRS 645.633(1)(h) pursuant to NAC 645.605(7) by accepting approximately \$2,250 from Complainant to provide property management services for the property without obtaining an executed property management agreement; and NAC 645.640(1)(a) by failing disclose to Complainant and his broker his relationship to the Renter.	\$65,000 fine Licenses and permits revoked
Wilham, Anthony 2018-815 S.68238 (Active)	June 2020	Violated NRS 645.230(1)(b) by leasing/renting properties for his property owner client through his company between 2005 and August of 2018 without having a property management permit from the Division; NRS 645.235(1)(a) and/or (b) 20 times when he advertised 20 different properties for rent and/or leasing on his company's website between June 12, 2018 and July 19, 2018 without having a property management permit; NRS 645.252(1)(c) in executing rental marketing agreements and rental agreements where he failed to disclose he was a Nevada Real Estate licensee; and NAC 645.610(1)(c) and (e) because his company's website did not have his broker's information listed prominently when he advertised properties under management agreements with his broker.	\$5,000 fine



Since our last newsletter (May 2020), the following number of new real estate licenses have been added in the Division system:

BROKERS / **53**

BROKER-SALESPERSONS / **63**

SALESPERSONS / **680**

Real Estate Statistics Through September 2020

	Brokers		Broker-Salespersons		Salespersons		Totals	
County	Active	Inactive	Active	Inactive	Active	Inactive	Active	Inactive
Unknown	32	5	37	7	121	17	190	29
Carson City	41	28	39	9	194	28	274	65
Churchill	11	8	5	2	49	9	65	19
Clark	1,813	348	2,257	320	14,792	1,458	18,862	2,126
Douglas	65	11	61	13	268	24	394	48
Elko	19	3	20	5	109	14	148	22
Esmeralda	0	0	0	0	0	0	0	0
Eureka	0	1	0	0	0	0	0	1
Humboldt	5	4	4	4	29	3	38	11
Lander	1	1	2	0	4	0	7	1
Lincoln	2	0	0	0	5	0	7	0
Lyon	22	12	20	5	120	18	162	35
Mineral	0	0	0	0	2	1	2	1
Nye	30	8	16	4	147	15	193	27
Out Of State	343	68	257	92	818	255	1,418	415
Pershing	3	0	0	0	6	0	9	0
Storey	1	0	2	0	2	2	5	2
Washoe	412	171	435	102	2,615	219	3,462	492
White Pine	3	0	3	1	4	1	10	2
Total	2,803	668	3,158	564	19,285	2,064	25,246	3,296

**PROPERTY
MANAGERS**

ACTIVE
3,208

INACTIVE
434

**BUSINESS
BROKERS**

ACTIVE
337

INACTIVE
64

NRED Awarded the 2020 ARELLO Newsletter Communication Award



The highly regarded ARELLO Communication and Education Awards are presented each year in recognition of outstanding systems and programs that contribute to the real estate industry, promote public protection and might be adapted to benefit licensees and consumers in other ARELLO member jurisdictions.

This year, ARELLO awarded the Nevada Real Estate Division with the 2020 Newsletter Communication Award. The recognition was accepted by Administrator Sharath Chandra at the virtual ARELLO 2020 Annual Conference in September.

The Nevada Real Estate Division remains closed to the public until further notice.

Licensees are encouraged to take advantage of [online renewals](#) during this time.

Essential services are being provided online, via telephone and by mail and email.

Official publication of the

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Production of Open House
is funded by the Real Estate
Education and Research Fund.

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