

# Open House

*A newsletter for Nevada Real Estate Licensees*

*January / February / March / April 2024*

## **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.



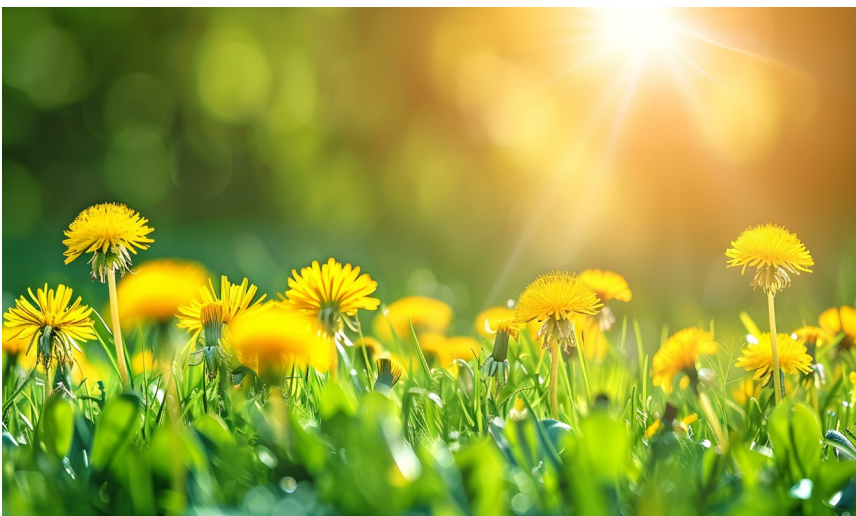




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# Brokerage Name and License Number Required on All Ads

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**L**icensees are required to include their license number on all advertisements, regardless of whether those ads are printed, broadcast, emailed or posted on social media. Whichever medium you use, the same rules apply. You must include your license designation - the prefix that denotes Salesperson, Broker-Salesperson or Broker status - and the number, though you can exclude any leading zeros as well as suffixes after the number such as INDV, LLC, etc.

While there are no specific requirements for font, size or location, your license number must be placed somewhere conspicuous where it is easily identifiable. If it takes an extensive search to locate your license number, you have not satisfied the intent of the regulation.

Be advised that this addition does not change existing requirements to disclose the name of the brokerage, which must be displayed "prominently."

When you use your social media page to share any information that requires a real estate license, remember that the advertising laws and regulations immediately come into play, and the brokerage name is required to be displayed in each post related to real estate. Your license number, on the other hand, does not need to be included on each

post as long as it is included somewhere on your main page such as the name itself or in the "About" section.

To ensure compliance with advertising laws and regulations, the Division recommends the following:

1. Save your brokerage name where it can be easily pulled in with real estate or related posts.
2. Name or rename your social media page or timeline to include your brokerage name.
3. Refrain from using your personal social media page to promote your real estate business. Instead, maintain a separate real estate business page. While not required, it generally makes for good business practice to keep personal and business matters separate.

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2021 issue of Open House.

# A REFRESHER ON USING MY ACCOUNT

## Logging In

Accessing your My Account can be done from the Division's Website under the "Online Services" tab. Your User ID is your license number with the required prefix and no leading zeros (i.e. license number S.0012345 would become User ID S.12345). Your password is the last four digits of your social security number. First time users will be prompted to create security questions.

## Viewing Your Education

You can view your education credits under the "Continuing Education Credits" tab. Although these credits are posted and visible to you, they are for reference only. They are **not** a representation of your certificates earned. Rather, they are rosters submitted by the education provider as required per NAC 645.455(4)(b).

## Renewing Online

You are able to renew your license(s) online with My Account!

To begin a renewal, click the "Start/Continue Renewal" link on the left-handed side of the page. If you do not see your credential listed, your license is likely not within 45 days from its expiration date to renew online.

You will answer a series of licensing questions, upload all your required certificates, and once finished can you add the renewal to your invoice. You can renew any additional license, permit or certificate at the same time! At the end, enter your payment information to complete your renewal.

**For an step-by-step guide to renewing your license online, please visit the [Division's website](#)!**

## THE DIVISION SEEKS ADVISORY COMMITTEE MEMBERS

The Real Estate Division is seeking to increase membership of the Real Estate Advisory Committee and is inviting applications from interested licensees in northern and southern Nevada who meet the criteria listed below.

Once appointed to the Committee by the Real Estate Commission, the Advisory Committee member will assist the Administrator on a recurring basis to conduct education course audits, and may be called upon by the Administrator or the Commission, as needed, to assist with other matters.

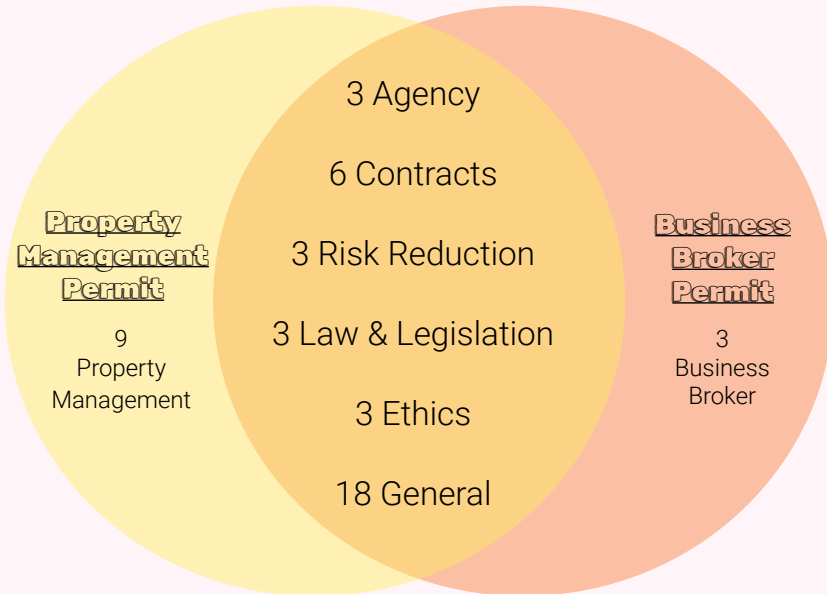
To qualify, the applicant must be a U.S. citizen, resident in Nevada for at least five years, have no record of commission discipline in the last five years and have been:

- A. An active broker for at least two years; or
- B. An active broker-salesperson for at least five years.

Appointment to the Advisory Committee is at the discretion of the Commission. **The application and additional details are available on the [Division's website](#).**



## WHAT ARE YOUR RENEWAL REQUIREMENTS?

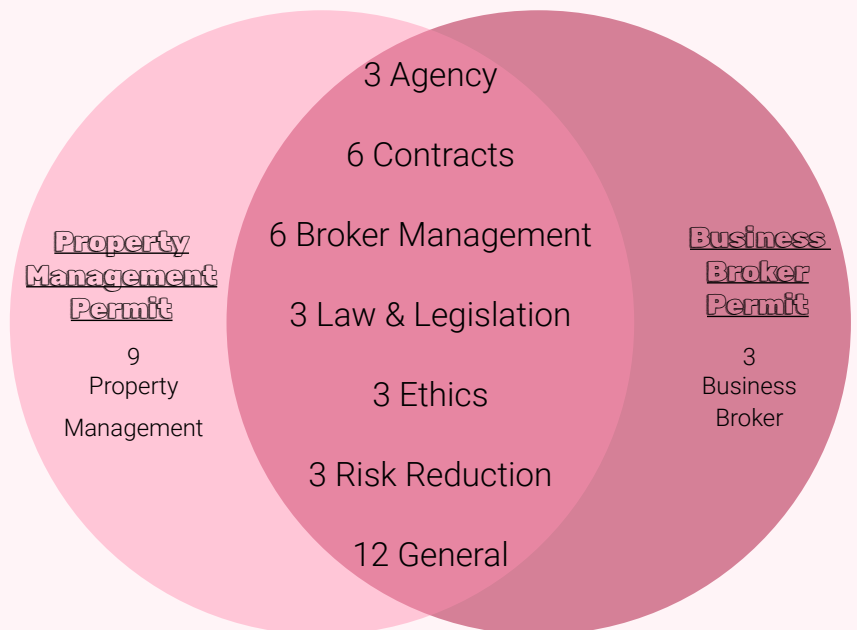


### SALESPERSON

- At least 18 hours of the required 36 hours must be taken through live-instruction
- Property Management or Business Broker Permit credits may count towards General
- Renewal Fee: \$195

### BROKER OR BROKER-SALESPERSON

- At least 18 hours of the required 36 hours must be taken through live-instruction
- Property Management or Business Broker Permit credits may count towards General
- Renewal Fee: \$235



**STILL HAVE QUESTIONS?**  
VISIT THE **DIVISION'S WEBSITE**  
OR CALL (702) 486-4033.

## WAYS TO RENEW:

### 1 BY MAIL

VISIT THE DIVISION'S [WEBSITE](#)

ENSURE REQUIRED FORMS, CERTIFICATES AND FEES ARE PROVIDED AND POST MARKED BY LICENSE EXPIRATION DATE.

### 2 ONLINE

VISIT THE DIVISION'S [WEBSITE](#)

FILL OUT THE REQUIRED FORMS, UPLOAD CERTIFICATES AND PAY THE FEE THROUGH YOUR **MY ACCOUNT**.

### 3 IN PERSON

VISIT THE DIVISION'S [WEBSITE](#)

FILL OUT APPROPRIATE APPLICATION, HAVE REQUIRED CERTIFICATES AND PAYMENT FOR THE RENEWAL FEE.

# BACK TO SCHOOL WITH NRED

Start 2024 by getting ahead on your education, and mark your calendars for upcoming classes with the Nevada Real Estate Division!

## WHAT EVERY LICENSEE SHOULD KNOW

This course will raise awareness of Nevada Real Estate Licensees regarding licensing expectations, how laws and regulations are changed and enforced and understanding of Agency to better serve the public.

### APRIL 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2 ★ WELSK (Virtual)	3 ★ WELSK (Virtual)	4	5	6
7	8	9	10	11	12 ★ WELSK (In-Person)	13
14	15	16	17	18	19	20
21	22	23 ★ WELSK (Virtual)	24	25	26	27
28	29	30				

[CLICK HERE TO REGISTER!](#)

# 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.

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Lee, Alison <a href="#">Case 2022-881</a>	December 2023	Violated NRS 645.230(1)(a) when she offered to engage in the business of property management, rental and/or lease of, for a fee, in Nevada, without a license; Violated NRS 645.230(1)(b) when, pursuant to a property management agreement, for a fee, engaged in property management activities without a license.	\$22,034.74 fine \$4,590.73 in Division costs and fees
Roberts, Bradford <a href="#">Case 2022-592</a> B.0143293 (Revoked) B.1000704 (Revoked) PM.0164974 (Revoked)	December 2023	Violated NRS 645.235(1)(a) and (b) for conducting real estate and property management activity without licensure.	\$5,000 fine \$6,137.63 in Division costs and fees
Rana, Kea <a href="#">Case 2021-264 &amp; 2022-890</a> B.0049123 (Revoked) PM.0163622 (Expired)	January 2024	Violated NRS 645.630(1)(f) by failing, within a reasonable time, to account for or to remit any money which comes into her possession and which belongs to others, when she failed to account for and timely remit \$9,000.00 in total rents for four different occasions; Violated NRS 645.630(1)(h) by commingling rental payments made by tenants of The Properties with Respondent's own personal and/or business funds, in a manner contrary to the rental payment methods specifically authorized in the parties' property management agreement; Violated NRS 645.633(1)(h) for gross negligence or incompetence for failing to carry out her duties pursuant to the terms of the property management agreement on four different occasions; Violated NRS 645.633(1)(i) for engaging in conduct which constitutes deceitful, fraudulent or dishonest dealing by accepting rents on behalf of the property owner without authorization from the property owner.	\$40,000 fine for 2021-264 \$40,000 fine for 2022-890 \$17,343.95 in Division costs and fees All licenses and permits revoked



NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Rana, Kea <a href="#">Case 2022-339</a> B.0049123 (Revoked) PM.0163622 (Expired)	January 2024	Violated NRS 645.633(1)(i) by failing to exercise reasonable skill, failing to carry out the terms of the brokerage agreement and failing to carry out her duties as a property manager pursuant to the property management agreements on 4 different occasions; Violated NRS 645.630(1)(h) by commingling the monies and/or property of others with her monies and/or converting the monies of others for her personal use on at least 12 different occasions; Violated NRS 645.630(1)(e) by failing to maintain for review and audit by the Division each Brokerage and Property Management Agreement; Violated NRS 640.630(1)(f) by failing within a reasonable amount of time to account for or to remit any money which comes into her possession, and which belongs to others and by failing to pay all the rents back owned to the different complainants; Violated NRS 645.633(1)(h) pursuant to NAC 645.605(6) by breaching her obligation of absolute fidelity to her principal's interest and her obligation to deal fairly with all parties to a real estate transaction on 4 different occasions; Violated NAC 645.605(11)(a) and (b) by failing to comply and by delaying her compliance with requests by the Division to provide documents and by failing to provide written responses including supporting documentation to the Division regarding the numerous complaints against her; Violated NAC 645.655 by failing to produce documents upon the request by the Division, including documents which a broker shall keep for at least five (5) years after the date of the closing or the last activity involving the property, such as complete real estate transactions files and property management agreements.	\$70,000 fine \$10,503.39 in Division costs and fees All licenses and permits revoked
Goodwin, Milena <a href="#">Case 2023-522</a> B.1001005 (Active) PM.0165378 (Expired) S.0168523 (Closed)	February 2024	Allegedly violated NRS 645.633(1)(6) pursuant to NAC 645.806(3) by failing to timely submit her annual Form 546A Affidavit to the Division for 2023, due by the last day of the expiration month for her broker license; Allegedly violated NRS 645.633(1)(6) pursuant to NAC 645.695 by failing to pay the \$250.00 administrative fine levied by the Division for failure to timely submit the 2023 Form 546A Affidavit.	\$250 fine \$1,356.47 in Division costs and fees
Manarino, James <a href="#">Case 2023-505</a> B.0046634 (Active)	February 2024	Allegedly violated NRS 645.633(1)(b) pursuant to NAC 645.806(3) by failing to timely submit his annual Form 546A Affidavit to the Division for 2023, due by the last day of the expiration month for his broker license; Allegedly violated NRS 645.633(1)(b) pursuant to NAC 645.695 by failing to pay the \$250.00 administrative fine levied by the Division for failure to timely submit the 2023 Form 546A Affidavit.	\$250 fine \$1,356.47 in Division costs and fees



NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Powers-Armstrong, Angela <a href="#">Case 2023-493</a> B.0145690 (Active) BS.0145690 (Dormant) S.0061022 (Closed)	February 2024	Allegedly violated NAC 645.806(3) for failing to submit Form 546A by the last day of her real estate license expiration month.	\$250 fine \$948.16 in Division costs and fees
Prudhont, Eileen <a href="#">Case 2023-216</a> B.1001931 (Active) BUSB.0006956 (Active)	February 2024	Allegedly violated NRS 645.633(1)(b) pursuant to NAC 645.806(3) by failing to timely submit their annual Form 546A Trust Account Reconciliation to the Division for 2022, due by the last day of the expiration month for their broker license; Allegedly violated NRS 645.633(1)(b) pursuant to NAC 645.695 by failing to pay the \$250.00 administrative fine levied by the Division for failure to timely submit the 2022 Form 546A Trust Account Reconciliation.	\$250 fine \$1,596.47 in Division costs and fees
Prudhont, John <a href="#">Case 2023-217</a> B.1001930 (Active) BUSB.0006958 (Active)	February 2024	Allegedly violated NRS 645.633(1)(b) pursuant to NAC 645.806(3) by failing to timely submit his annual Form 546A Affidavit to the Division for 2023, due by the last day of the expiration month for his broker license; Allegedly violated NRS 645.633(1)(b) pursuant to NAC 645.695 by failing to pay the \$250.00 administrative fine levied by the Division for failure to timely submit the 2023 Form 546A Affidavit.	\$250 fine \$1,596.47 in Division costs and fees
Sloane, Michael <a href="#">Case 2021-1217</a> S.0177565 (Inactive)	February 2024	Allegedly violated NRS 645.630(1)(h) pursuant to NAC 645.605(6) on three (3) occasions by commingling his clients' money with his own and converting the money of others to his own use when he requested, and accepted funds via wire transfer or in cash, from the three above mentioned transactions; Allegedly violated NRS 645.630(1)(f) pursuant to NRS 645.310(2) on three (3) occasions when he failed to account for or remit to his broker, promptly and/or within a reasonable time, funds that came into his possession and that belonged to others; Allegedly violated NRS 645.633(1)(h) pursuant to NAC 645.637 when he failed to obtain a signed Duties Owed form prior to submitting a Residential Purchase Agreement on behalf of his clients for 5277 Crooked Valley Drive.	\$3,000 fine \$5,714.16 in Division costs and fees All licenses voluntarily surrendered
White, Charles <a href="#">Case 2023-496</a> B.0056317 (Active) B.0017987 (Closed)	February 2024	Allegedly violated NAC 645.806(3) for failing to submit Form 546A by the last day of his real estate license expiration month.	\$250 fine \$948.16 in Division costs and fees

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Zaman, Shahzad <a href="#">Case 2021-1052</a> S.0175324 (Inactive) PM.0166644 (Closed)	February 2024	Allegedly violated NRS 645.230(1)(b) by engaging in property management, as defined under NRS 645.019, without a valid Property Management Permit by finding guests for the Property on Airbnb, interacting with guests of the Property on behalf of the Property's owners, collecting rental payments, and disbursing the rental payments in exchange for a fee; Allegedly violated NRS 645.633(1)(h) pursuant to NAC 645.605(7) by failing to obtain a written property management agreement signed by his Broker and the client prior to engaging in activities constituting property management pursuant to NRS 645.019; Allegedly violated NRS 645.633(1)(i) pursuant to NAC 645.806 by failing to account for and/or to remit property management rental payments which came into RESPONDENT'S possession for the Property, which should have been remitted to the custody of his Broker.	\$2,000 fine \$7,234.94 in Division costs and fees All licenses and permits voluntarily surrendered
Carrasco, Marshall <a href="#">Case 2023-533</a> B.1000579 (Active)	March 2024	Allegedly violated NAC 645.610(1)(a) by failing to adequately advertise that the Property's solar systems were subject to assumption of financing, which was false and/or misleading; Allegedly violated NRS 645.252(2) by failing to exercise reasonable skill and care with respect to all parties when he failed to ensure the solar panel material terms were included and/or correctly represented within the contract; Allegedly violated NRS 645.633(1)(h) pursuant to NAC 645.605(6) by failing to ensure his client sellers' interests were protected with regards to the solar, which ultimately resulted in his client being damaged in an amount of \$19,169.64.	\$5,585.28 in Division costs and fees



Since our last newsletter (November 2023), the following number of new real estate licenses have been added in the Division system:

BROKERS / 51

BROKER-SALESPERSONS / 46

SALESPERSONS / 695

## Real Estate Statistics Through March 2024

	Brokers		Broker-Salespersons		Salespersons		Totals	
County	Active	Inactive	Active	Inactive	Active	Inactive	Active	Inactive
Unknown	10	1	12	1	62	3	84	5
Carson City	28	2	48	4	210	27	286	33
Churchill	9	0	7	2	53	5	69	7
Clark	1,878	54	2,192	136	15,831	1,870	19,901	2,060
Douglas	58	5	68	2	275	22	401	29
Elko	17	0	25	1	128	9	170	10
Esmeralda	0	0	0	0	0	0	0	0
Eureka	0	0	0	0	1	0	1	0
Humboldt	7	0	6	2	39	3	52	5
Lander	3	0	1	0	9	0	13	0
Lincoln	2	0	1	0	6	2	9	2
Lyon	21	0	27	1	160	21	208	22
Mineral	0	0	0	0	3	1	3	1
Nye	28	2	23	1	164	15	215	18
Out Of State	2	0	1	0	11	1	14	1
Pershing	3	0	0	0	7	0	10	0
Storey	1	0	2	0	4	1	7	1
Washoe	372	6	421	24	2,696	287	3,489	317
White Pine	3	0	3	0	3	0	9	0
Total	2,442	70	2,837	174	19,662	2,267	24,941	2,511

**PROPERTY  
MANAGERS**

ACTIVE  
**3,015**

INACTIVE  
**456**

**BUSINESS  
BROKERS**

ACTIVE  
**346**

INACTIVE  
**61**



# Winter Festivities Warm Up NRED Office!

This year, NRED fully embraced the holiday spirit!

Staff decked the halls with festive decorations, exchanged gifts, and had a gingerbread house making competition to show off each section's creativity.

Projects section collected donations in support of PWB and 98.5 KLUC's toy drive, spreading holiday cheer throughout the community!

It was a season of joy, giving, and unforgettable memories at NRED!



Official publication of the

## STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

**DR. KRISTOPHER SANCHEZ**  
*Director*

### NEVADA REAL ESTATE DIVISION

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*Administrator*

**CHARVEZ FOGER**  
*Deputy Administrator*

**ANNALYN CARRILLO**  
*Education & Information Officer*

**BAILEY VALADEZ**  
*Publications Writer*

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Education and Research Fund.

### NEVADA REAL ESTATE COMMISSION

**LEE R. GURR**  
*President*  
Elko County

**DARRELL PLUMMER**  
*Vice President*  
Washoe County

**DONNA A. RUTHE**  
*Secretary*  
Clark County

**DAVID TINA**  
*Commissioner*  
Clark County

**FORREST BARBEE**  
*Commissioner*  
Clark County

## NEW HIRES

**Jasmine Campos-Monzon**  
Administrative Assistant II  
Education

**Katherine Grande**  
Administrative Assistant II  
Projects

**Annette Hoffman**  
Administrative Assistant I  
Licensing

**Karina Duenas\***  
Administrative Assistant III  
Ombudsman's Office

**Sean Gustafson**  
Compliance/Audit Investigator II  
RE Compliance

**Jasmine Pryce**  
Administrative Assistant II  
CIC Compliance

**Suzanna Jones**  
Administrative Assistant III  
Licensing

\* POSITION CHANGE

## UPCOMING HOLIDAYS

**Memorial Day**  
May 27th

**Juneteenth Day**  
June 19th

**Independence Day**  
July 4th