FILED

AUG 19 2026

REAL ESTATE COMMISSION

BY

From:	Talon Bedjohn
To:	Amy Reveyrand
Cc:	Phil W. Su
Subject:	Re: Complaint and Obligation to Respond
Date:	Wednesday, August 19, 2026 8:00:30 AM

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Hello morning Phil W. Su:
Please see my below following responses in order to obligation to complaints one through three.

Complaints pursuant to *NRS 645.630*: In response additionally to *NRS 622.400* added legal fees following circumstances involved with the below three violations under the Commission course of action:

1. **Respondent explanatory statement for violation NAC 645.650(2) by failing to provide paperwork regarding the lease transaction to the broker with whom he was associated within 5/calender days after execution with the parties:**

Respondent acted without regards to willfully or knowingly provide documents to the broker from course of action or as required under his own title of being the authorizing home owner. This action was not understood as required where otherwise would have been completed and cross checked to ensure no violated Division code to NAC.

Document housing would have been made available to brokers immediately along with any other required or added disclosures as needed before executing or agreeing to execute lease documents with interested parties.

2. **Respondent explanatory statement:**
NRS 645.635(1)(a) by making misrepresentations in preparing the rental application, and rental agreement, including, but not limited to, using eXp Realty forms and letterhead identifying Respondent as "designated property manager" when the property was not being magnaged by eXp Realty and Respondent did not hold a property management permit.

Respondent self referred as the direct rental property contact or "direct property manager" in reference to lease parties where temants understood respondent to be the primary point of contact as home owner and not as a separate designated property manager permit-designated by the associated eXp Realty broker. Lease provided added disclosures for being a licensed real estate agent at eXp Realty in Nevada during the time of lease where the eXp Realty forms and letterhead have been used in the same reference of disclosed licensed status with the brokerage. Lease executed with interested parties as the home owner and authorized contact in reference to property lease as owner.

There was no broker commission structured fees made available nor required authorization to release obligations with lease parties and home owner associated with lease as the disclosed licensed real estate agent associating with eXp Realty as managing company and broker associate.

Broker (eXp Realty) forms not intended to associate represention via lease as the property managing company broker.

3. ***Respondent explanatory statement***:
Respondent acted without intentions to willfully or knowingly withhold required property default disclosure notice to foreclosure process in writing prior violating NRS 645.633(1)(h) pursuent to NAC 645.605(6) and breached obligation to deal fairly with all parties to a real estate transaction by failing to directly and timely inform the tenants th property was subject to default in the process of foreclosure and was sold October 03, 2024. ***I do not believe the property sold until December 2024 not October for further clarification.***

I was not aware of this disclosure by law required in-writing at the time of interested lease parties. The failure to disclosure in writing was not completed.

Please note: all property furnishings included in lease have not been recovered and have been considered stolen missing from within the property.

RESPONDENT request to discipline actions:
Requesting fines be reduced or total sum of $10,000.00 for all violations if warranted with limited fines or additional legal fees not becoming a factor if at all possible. Thank you for the assistance to response in the matter.

The tenents have created a huge mess of a situation and have been disclosed on the listing procedures for selling the property with other interested home buyers seeing the home as a factor prior moving into the house.

Tenants have been made aware of the listing process and have been further explained on urgent intentions of selling the property under distress while occupied.

We were also successful in locating a full asking offer at the time of ownership. The tenents were not willing to cooperate. Along with their refusal to pay remaining rental amounts, breaking lease, and smoking inside the home and disregarding restrictions. During October 2024 where said tenants remained inside the property. House did not sell to foreclosure until December 2024 later that year.

Best Regards,
Talon M. Bedjohn

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Thank you ~

On Tue, Aug 18, 2026, 12:09 PM Talon Bedjohn <talon.bedjohn@gmail.com> wrote:

> Received with thanks.
>
> Best Regards,
> Talon M. Bedjohn
> --
>
> This message may contain confidential or proprietary information intended only for the use of the addressee(s) named above or may contain information that is legally privileged. If you are not the intended addressee, or the person responsible for delivering it to the intended addressee, you are hereby notified that reading, disseminating, distributing or copying this message is strictly prohibited. If you have received this message by mistake, please immediately notify us by replying to the message and delete the original message and any copies immediately thereafter.
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> Thank you.~

On Tue, Aug 18, 2026, 11:03 AM Amy Reveyrand <AReveyrand@red.nv.gov> wrote:

> Hello,
>
> Second file,
>
> Amy
>
> *Amy Reveyrand*
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> Commission Coordinator
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> Nevada Real Estate Division
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> 3300 W Sahara Ave, Suite 350
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