STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

3300 W. Sahara Ave., Suite 350, Las Vegas, Nevada 89102 * (702) 486-4033
e-mail: RealEstateCompliance@red.nv.gov * http://red.nv.gov

STATEMENT OF FACT 514c
COMPLAINT AGAINST AN APPRAISER OR APPRAISAL MANAGEMENT COMPANY

Your Name _____
(Please Print or Type) *(Home Phone)* *(Business Phone)*

Address _____
(Street) *(City)* *(State)* *(Zip)*

Email Address _____ *(Optional)*

Please complete the following information concerning your complaint. Our ability to investigate the matter will depend largely upon your giving us a complete and detailed **sworn** statement. ***ATTACH ALL PERTINENT PAPERS AND/OR DOCUMENTS TO COPIES OF THIS FORM*. Keep originals for your file.** A copy of this statement may be offered to the party against whom you make this complaint.

Complaint against _____

Name of firm _____

Address _____

Telephone No _____ Date of transaction _____

What is the real property address? _____

Did you seek legal counsel? _____ If "Yes," state name and address _____

_____

Is any legal action pending? _____

CONSIDER THE FOLLOWING CAREFULLY

- This Division is not empowered to compel anyone to accede to demands of any kind, i.e., we cannot compel cancellation of listing agreements, purchase contracts, etc., or refunds of any kind. In this regard, we suggest that you seek private counsel to protect your interests, as **we are not authorized to give legal advice**.
- We will investigate the matter to determine whether the available evidence warrants administrative action against a licensee or subdivider. You will be advised of our conclusions when drawn. If it is determined that administrative action is warranted it may be necessary for you to appear and testify.
- Do not delay any civil action you might be considering in the matter, as considerable time will be required to complete our investigation and any subsequent action due to workload and time required to develop supporting evidence.
- If a court judgment has been obtained against a licensee for fraud, misrepresentation or deceit, a Real Estate Education, Research and Recovery Fund is available for petition if the judgment has not been satisfied.

I declare under penalty of perjury under law of the State of Nevada that the foregoing attached statement consisting of _____ pages is true and correct.

Executed on

_____ _____
(Date) *(Signature)*

EXPLAIN FULLY: *(Describe events in the order in which they happened, if possible. Please include dates and names.)*

Please Include the following:

☐ All copies of the Appraisal Report

☐ All correspondence with the Respondent regarding this complaint

The Division cannot award damages, order amended appraisals or reimbursements. The Division cannot provide a new value or confirm an appraiser's opinion. The Division will not disclose investigation findings or investigate complaints that do not fall under the Appraisal jurisdiction.

If your complaint is approved for Investigation, the Division will provide your complaint to the Appraiser or Management Company and review the documentation for potential violations or Nevada Laws or USPAP.

SUBMIT COMPLETED FORM TO COMPLIANCE
3300 W. SAHARA AVE., SUITE 350, LAS VEGAS, NEVADA 89102