BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

SHARATH CHANDRA, Administrator, REAL ESTATE DIVISION, DEPARTMENT OF BUSINESS AND INDUSTRY, STATE OF NEVADA, Petitioner, vs. MICHELLE A. STEWART, (B.0033239.LLC) Respondent.	Case No. 2024-497 FILED NOV 2 1 2024 REAL ESTATE COMMISSION BY Kelley Valadez

STIPULATION AND ORDER FOR SETTLEMENT OF DISCIPLINARY ACTION

This Stipulation for Settlement of Disciplinary Action ("Stipulation") is entered into by and between the State of Nevada, Department of Business and Industry, Real Estate Division ("Division"), through its Administrator Sharath Chandra ("Petitioner"), by and through their attorney of record, Christal Park Keegan, and Michelle A. Stewart ("RESPONDENT").

RESPONDENT is actively licensed as a Broker (B.0033239.LLC). RESPONDENT is, therefore, subject to the jurisdiction of the Division and the Commission, and the provisions of NRS Chapter 645 and NAC Chapter 645.

SUMMARY OF FACTUAL ALLEGATIONS SET FORTH IN THE COMPLAINT

1. RESPONDENT'S broker's license was first issued in 2020 with an expiration month of April. NRED 000003.

2. On or about May 12, 2022, as a courtesy, the Division informed the RESPONDENT of her requirement as a Broker to submit her 546 or 546A Form. NRED 000005.

3. On or about May 26, 2022, the Division sent a letter to the RESPONDENT informing her of the requirement as a broker to submit the Form 546 or 546A. NRED 000006.

4. Over a month later, on or about June 15, 2022, the RESPONDENT submitted her tardy Form 546A to the Division. NRED 000004.

5. In 2023, the RESPONDENT timely submitted her 546A Form to the Division. NRED 000004.

6. But in 2024, the RESPONDENT failed to submit her Form 546A to the Division. NRED 000008 – NRED 000009.

7. Therefore, on or about June 4, 2024, the Division sent a Notice of Violation letter to the RESPONDENT'S last known brokerage address on record requesting the required Form 546A and payment of the administrative fine of Two Hundred Fifty Dollars ($250.00) due by July 5, 2024. NRED 000008 – NRED 000012.

8. On or about June 23, 2024, the Division also emailed RESPONDENT informing her that the 546A Form and fine payment of Two Hundred Fifty Dollars ($250.00) were past due. NRED 000013 – NRED 000014..

9. On or about August 21, 2024, the Division informed the RESPONDENT it would proceed formally due to her failure to remit the form or the fine. NRED 000015.

10. On or about September 3, 2024, the Division letter was returned. NRED 000018 – NRED 000019.

11. On or about September 4, 2024, the Division informed the RESPONDENT by email that the letter was returned. NRED 000016 – NRED 000017.

SUMMARY OF ALLEGED VIOLATIONS

1. Pursuant to NRS 645.633(1)(b), RESPONDENT violated NAC 645.806(3) for failing to submit her Form 546A by the last day of her real estate license expiration month.

2. RESPONDENT violated NRS 645.633(1)(b) pursuant to NAC 645.695 for failing to pay the Two Hundred Fifty Dollars ($250.00) administrative fine levied by the Division for failure to timely submit the 2024 Form 546A Affidavit.

PROPOSED SETTLEMENT

In an effort to avoid the time and expense of litigating these issues before the Commission, the RESPONDENT does not contest the violations alleged, and the parties desire to compromise and settle the instant controversy upon the following terms and conditions:

. . .

1. RESPONDENT agrees to complete and submit the delinquent 546A Form for the year 2024 to the Division.

2. RESPONDENT agrees to pay the Division a total amount of One Thousand Two Hundred Thirty-Eight Dollars and 36/100 ($1,238.16) ("Amount Due"), consisting of a Two Hundred Fifty Dollars ($250.00) fine imposed by the Division, the Division's pre-hearing costs and fees in the amount of Three Hundred Sixty Dollars ($360.00), and the Attorney's pre-hearing costs and fees in the amount of Six Hundred Twenty-Eight Dollars and 16/100 ($628.16) payable to the Division in full upon approval of this Stipulation by the Commission.

3. RESPONDENT and the Division agree that by entering into this Stipulation, the Division does not concede any defense or mitigation RESPONDENT may assert and that once this Stipulation is approved and fully performed, the Division will close its file in this matter.

4. The Division agrees not to pursue any other or greater remedies or fines in connection with RESPONDENT'S alleged conduct referenced herein. The Division further agrees that unless RESPONDENT fails to make timely payment, the Division will not bring any claim or cause directly or indirectly based upon any of the facts, circumstances, or allegations discovered during the Division's investigation and prosecution of this case.

5. RESPONDENT agrees and understands that by entering into this Stipulation, RESPONDENT is waiving her right to a hearing at which RESPONDENT may present evidence in her defense, her right to a written decision on the merits of the complaint, her rights to reconsideration and/or rehearing, appeal and/or judicial review, and all other rights which may be accorded by the Nevada Administrative Procedure Act, the Nevada Real Estate Brokers and Salespersons statutes and accompanying regulations, and the federal and state Constitutions. RESPONDENT understands that this Agreement and other documentation may be subject to public records laws. The Commission members who review this matter for approval of this Stipulation may be the same members who ultimately hear, consider, and decide the Complaint if this Stipulation is either not approved by the Commission or is not timely performed by RESPONDENT. RESPONDENT fully understands that she has the right to be represented by legal counsel in this matter at her own expense.

. . .

6. Each party shall bear their own attorney's fees and costs, ***except*** as the Division's Attorney's pre-hearing costs provided above.

7. Approval of Stipulation. Once executed, this Stipulation will be filed with the Commission and will be placed on the agenda for approval at its next public meeting. The Division will recommend to the Commission approval of the Stipulation. RESPONDENT agrees that the Commission may approve, reject, or suggest amendments to this Stipulation that must be accepted or rejected by RESPONDENT before any amendment is effective.

8. Withdrawal of Stipulation. If the Commission rejects this Stipulation or suggests amendments unacceptable to RESPONDENT, RESPONDENT may withdraw from this Stipulation, and the Division may pursue its Complaint before the Commission. This Stipulation then shall become null and void and unenforceable in any manner against either party.

9. Stipulation is Not Evidence. If the Commission rejects this Stipulation or suggests amendments unacceptable to RESPONDENT, RESPONDENT may withdraw from this Stipulation, and the Division may pursue its Complaint before the Commission.

10. Release. In consideration of the execution of this Stipulation, RESPONDENT for herself, her heirs, executors, administrators, successors, and assigns, hereby releases, remises, and forever discharges the State of Nevada, the Department of Business and Industry, and the Division, and each of their respective members, agents, employees, and counsel in their individual and representative capacities, from any and all manner of actions, causes of action, suits, debts, judgments, executions, claims, and demands whatsoever, known and unknown, in law or equity, that RESPONDENT ever had, now has, may have, or claim to have against any or all of the persons or entities named in this section, arising out of or by reason of the Division's investigation of this action, this disciplinary action, and all matters related thereto.

11. Indemnification. RESPONDENT hereby agrees to indemnify and hold harmless the State of Nevada, the Department of Business and Industry, Petitioner, the Division, and each of their respective members, agents, employees, and counsel, in their individual and representative capacities, against any and all claims, suits, and actions brought against said persons and/or entities by reason of the Division's investigation, this disciplinary action, and all other matters relating thereto, and against any and all

expenses, damages, and costs, including court costs and attorney fees, which may be sustained by the persons and/or entities named in this section as a result of said claims, suits, and actions.

12. Default. In the event of default, RESPONDENT agrees that all her licenses shall be immediately suspended, and the unpaid balance of the administrative fine and costs, together with any attorney's fees and costs that may have been assessed, shall be due in full to the Division within ten (10) calendar days of the date of default. Debt collection actions for unpaid monetary assessments in this case may be instituted by the Division or its assignee. RESPONDENT agrees that the foregoing suspension of her license shall continue until the unpaid monetary assessments are paid in full.

13. RESPONDENT has signed and dated this Stipulation only after reading and understanding all terms herein.

DATED this 1st day of Nov 2024.

By: Michelle Stewart
MICHELLE A. STEWART
Respondent

DATED this 4 day of November 2024.

NEVADA DEPARTMENT OF BUSINESS
AND INDUSTRY, REAL ESTATE DIVISION

By: Sharath
SHARATH CHANDRA
Administrator

Approved as to form:

AARON D. FORD
Attorney General

By: cpkeegan
CHRISTAL P. KEEGAN (Bar No. 12725)
Deputy Attorney General
5420 Kietzke Lane, Suite 202
Reno, Nevada 89511
(775) 687-2141

Attorney for Real Estate Division

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The Stipulation for Settlement of Disciplinary Action having come before the Real Estate Commission, Department of Business and Industry, State of Nevada, during its regular agenda on November 19-21, 2024, and the Commission being fully apprised of terms and good cause appearing.

IT IS ORDERED that the foregoing Stipulation and Order for Settlement of Disciplinary Action, submitted by Petitioner and Respondent, is approved in full and shall become effective immediately.

Dated: November 21, 2024.

NEVADA REAL ESTATE COMMISSION

By: _____
President, Nevada Real Estate Commission

AARON D. FORD
Attorney General

By: epkeegan
CHRISTAL P. KEEGAN (Bar No. 12725)
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