Authentisign ID: 4DF76653-98FE-EE11-AAF2-6045BDD68161

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

SHARATH CHANDRA, Administrator, REAL ESTATE DIVISION, DEPARTMENT OF BUSINESS AND INDUSTRY, STATE OF NEVADA, Petitioner, vs. CLAUDIA L. TOWNSEND, (B.1002345.INDV) Respondent.	Case No. 2023-899 **STIPULATION AND ORDER FOR SETTLEMENT OF DISCIPLINARY ACTION**

FILED

MAY 28 2024

REAL ESTATE COMMISSION

BY Kelley Valadez

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 Claudia L. Townsend ("RESPONDENT").

RESPONDENT is actively licensed as a Broker (B.1002345.INDV). 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 September of 2019. *NRED 003.*

2. On or about September 29, 2020, RESPONDENT timely submitted her Form 546A mandatory broker annual reporting prior to the expiration month of her broker's license (September 30, 2020). *NRED 005.*

3. But in 2021, the RESPONDENT failed to timely submit her Form 546A to the Division. *NRED 005.*

4. Therefore, on or about October 25, 2021, as a courtesy, the Division informed the RESPONDENT it would not issue an administrative fine if she just submitted her form. *NRED 004.*

Authentisign ID: 4DF76653-98FE-EE11-AAF2-6045BDD68161

5. In response, on October 27, 2021, the Division received RESPONDENT'S tardy Form 546A. *NRED 005.*

6. On or about September 30, 2022, RESPONDENT timely submitted her Form 546A. *NRED 005.*

7. But in 2023, the RESPONDENT again failed to timely submit her mandatory broker annual reporting to the Division. *NRED 005.*

8. Therefore, on or about October 26, 2023, the Division sanctioned the RESPONDENT for her repeated failure to submit her Form 546A and issued an administrative fine of $250 due by November 27, 2023. *NRED 007 – 008.*

9. In response, on or about November 15, 2023, the Division received only RESPONDENT'S tardy Form 546A, but not the $250 administrative fine due. *NRED 005.*

10. Therefore, on or about December 14, 2023, the Division informed the RESPONDENT she still had not remitted payment for the fine. *NRED 009.*

11. Accordingly, in a letter dated January 10, 2024, the RESPONDENT was informed the Division would proceed formally due to her nonpayment of the $250 administrative fine. *NRED 011.*

12. On or about January 17, 2024, the Division's letter was attempted delivery with notice left to the RESPONDENT. *NRED 012.*

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.

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 pay the Division a total amount of $1,238.16 ("Amount Due"), consisting of a $250.00 fine imposed by the Division, the Division's pre-hearing costs and fees in the amount of $360, and the Attorney's pre-hearing costs and fees in the amount of $628.16 payable to the Division in full upon approval of this Stipulation by the Commission.

Authentisign ID: 4DF76653-98FE-EE11-AAF2-6045BDD68161

2. 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.

3. 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.

4. 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.

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

6. 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.

7. Withdrawal of Stipulation. If the Commission rejects this Stipulation or suggests amendments unacceptable to RESPONDENT, RESPONDENT may withdraw from this Stipulation, and

Authentisign ID: 4DF76653-98FE-EE11-AAF2-6045BDD68161

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.

8. 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.

9. 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.

10. 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.

11. 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 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.

Authentisign ID: 4DF76653-98FE-EE11-AAF2-6045BDD68161

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

DATED this 19th day of April 2024.

By: Authentisign Claudia L Townsend 04/19/24
CLAUDIA L. TOWNSEND
Respondent

DATED this 22 day of April 2024.

NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION

By:
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, #202
Reno, Nevada 89511
(775) 687-2141
Attorney for Real Estate Division

Authentisign ID: 4DF76653-98FE-EE11-AAF2-6045BDD68161

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

SHARATH CHANDRA, Administrator, REAL ESTATE DIVISION, DEPARTMENT OF BUSINESS & INDUSTRY, STATE OF NEVADA, Petitioner, vs. CLAUDIA L. TOWNSEND, (B.1002345.INDV) Respondent.	Case No. 2023-899 **ORDER FOR SETTLEMENT OF DISCIPLINARY ACTION**

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 May 14-16, 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: May 28, 2024.

NEVADA REAL ESTATE COMMISSION

By: _____
President, Nevada Real Estate Commission

AARON D. FORD
Attorney General

By: epkeegan
CHRISTAL P. KEEGAN (Bar No. 12725)
Deputy Attorney General
5420 Kietzke Lane, #202
Reno, Nevada 89511
(775) 687-2141
Attorney for Real Estate Division