

KENNY C. GUINN
Governor

STATE OF NEVADA

GAIL J. ANDERSON
Administrator

SYDNEY H. WICKLIFFE,
C.P.A.
Director



**DEPARTMENT OF BUSINESS AND
INDUSTRY
REAL ESTATE DIVISION**

2501 E. Sahara Avenue, Suite 102
Las Vegas, Nevada 89104
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**NOTICE & AGENDA OF PUBLIC
VIDEO-CONFERENCE MEETING**

OF THE
NEVADA REAL ESTATE COMMISSION
JANUARY 9, 2006

The Nevada Real Estate Commission will conduct a teleconference meeting on
MONDAY, JANUARY 9, 2006 BEGINNING AT 9:30 A.M.,

until such time as all business has been concluded, at the following location:

**BRADLEY BUILDING
2501 E. SAHARA AVENUE
2ND FLOOR CONFERENCE ROOM
LAS VEGAS, NV 89104**

**DEPT OF BUSINESS & INDUSTRY
HEARING ROOM
788 FAIRVIEW DRIVE
CARSON CITY, NV 89701**

***This meeting may not be 3 hours in length and therefore is not
recommended for continuing education credit.***

STACKED AGENDA: Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda by the discretion of the Chairperson. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Public Comment may be limited to ten minutes per person at the discretion of the Chairperson.

NOTICE: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Alicia Stevenson at (702) 486-4033 ext. 280, prior to the meeting so arrangements may be conveniently made.

*** Denotes potential action item**

1 *	1/9/06 @ 9:30 a.m.	Commission/Division Business	INTRODUCTION OF COMMISSIONERS IN ATTENDANCE INTRODUCTION OF DIVISION STAFF IN ATTENDANCE
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2*		Commission/Division Business	<ol style="list-style-type: none"> 1. Presentation by Administrator regarding the regulatory changes made by LCB File No. R126-04. 2. Discussion to review chapter 645 of NAC and make recommendations for proposed changes, additions and deletions. Any changes recommended in this meeting will ultimately be posted for additional public comment through workshops and an adoption hearing, pursuant to the provisions set forth in NRS 233B for the adoption of administrative regulations. 3. Discussion and possible action regarding proposed legislative changes for 2007 Session. 4. Commissioner Comments 5. ACTION ON DATE, TIME, PLACE AND AGENDA ITEMS FOR UPCOMING MEETINGS.
3*		LICENSE DENIAL APPEALS	<ol style="list-style-type: none"> 1. Haack, Jennifer Case No. S-LDA-06-009 2. McClintock, Carlos Case No. S-LDA-06-011 3. Moreno, Stacey Case No. S-LDA-06-010 4. Lopez, Salvador Case No. N-LDA-06-014
4*		<p>EDUCATION: CONSENT AGENDA</p> <p>The Commission will take action on all of the items on the consent agenda unless a member of the Commission, the Attorney General's Office, Division staff or the public wishes to speak in regard to a certain item, in which case the Commission may, in its discretion, pull the item from the consent agenda.</p> <p>Commission may take the following actions:</p> <ol style="list-style-type: none"> 1. To change designation of any of the following course; 2. To approve, disapprove any of the following courses for the amount of hours requested, recommended or any amount they deem appropriate; OR 3. To approve or disapprove the instructors listed to teach 	<p style="text-align: center;"><u>CONSENT AGENDA EDUCATION COURSES</u> <u>NEW REAL ESTATE CONTINUING EDUCATION</u></p> <ol style="list-style-type: none"> 1. Professional Training Center "Lending Laws" Request: 3 Hours General 2. Professional Training Center "Loan Products" Request: 3 Hours General 3. Great Basin Realty "Nevada Legislative Update – Bills, Laws, Regulations, Forms" Request: 3 Hours Law Update 4. Great Basin Realty "Broker Management – Managing and the Rules" Request: 3 Hours Broker Management

			<p>5. Greater Las Vegas Association of REALTORS® “The Laws and Regulations: So Important to our Profession and License” Request: 3 Hours Ethics</p> <p>6. Reno/Sparks Association of REALTORS® “Landlord/Tenant Laws: Know the Laws – Be Proactive” Request: 4 Hours Ethics/Property Management</p> <p>7. Ticor Title of Nevada, Inc. “Agency for Today’s Licensee” Request: 3 Hours Agency</p> <p>8. National Real Estate Institute “The Truth About Mold” Request: 3 Hours General Internet</p> <p>9. Arens and Arens “A to Z of Contracts” Request: 4 Hours Contracts</p> <p>10. Arens and Arens “Nevada Legislative Update 2006” Request: 4 Hours Law Update</p> <p style="text-align: center;"><u>NEW PRE-LICENSING EDUCATION COURSE</u></p> <p>1. Welcome Home School of Real Estate “Real Estate Principles and Practices” Request: 45 Hours</p> <p>2. Welcome Home School of Real Estate “Nevada Real Estate Licensing Law” Request: 45 Hours</p> <p>3. Liberty Real Estate School “Broker Management” Request: 45 Hours</p>
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5*		<p>EDUCATION</p> <p>Commission may take the following actions:</p> <ol style="list-style-type: none"> 1. To change designation of any of the following course; 2. To approve, disapprove any of the following courses for the amount of hours requested, recommended or any amount they deem appropriate; OR 3. To approve or disapprove the instructors listed to teach 	<p><u>DISCUSSION AGENDA EDUCATION COURSES</u></p> <p><u>NEW REAL ESTATE CONTINUING EDUCATION COURSE</u></p> <ol style="list-style-type: none"> 1. Professional Training Center “Lending Language: How to Talk Like a Loan Officer” Request: 3.5 Hours General 2. Professional Training Center “Loan Origination Process and How to Complete the 1003 Loan Application” Request: 3.5 Hours General 3. Professional Training Center “Credit Reports: Truth and Myths” Request: 3.5 Hours General 4. Professional Training Center “Qualifying a Customer: How Much Can They Really Afford” Request: 3.5 Hours General 5. Professional Training Center “How to Read a Rate Sheet” Request: 3.5 Hours General 6. Professional Training Center “Basic Documentation and Underwriting Guidelines” Request: 3 Hours General 7. Martinez & Payan, LLC “Getting Started; New Real Estate Agent’s Guide to Taxes & Being Self Employed” Request: 3 Hours General 8. Martinez & Payan, LLC “Unlocking the Power Behind Like Kind Exchanges for the Real Estate Professional” Request: 3 Hours General 9. Martinez & Payan, LLC “Decoding the LLC & S-Corp for the Real Estate Professional and Real Estate Investor” Request: 3 Hours General 10. Southwest Exchange Corporation “Real Estate and Taxes! What Every Agent Should Know” Request: 4 Hours General
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			<p>11. American Career Institute “Nevada Law Update 2005” Request: 3 Hours Law Correspondence</p> <p><u>APPEALED REAL ESTATE CONTINUING EDUCATION COURSES</u></p> <p>1. Key Realty School “The Generic Residential Purchase Agreement” Request: 3 Hours Contracts Correspondence</p> <p>2. ABC Real Estate School “Business Fundamentals” Request: 3 Hours Broker Management Correspondence</p> <p>3. ABC Real Estate School “Practical Applications - Contracts” Request: Amended to 5 Hours Contracts Correspondence</p> <p><u>COURSES CONTINUED FROM THE NOVEMBER HEARING</u></p> <p><u>NEW REAL ESTATE CONTINUING EDUCATION COURSE</u></p> <p>1. ABC Real Estate School “Nevada Law Update” Request: 6 Hours Law Correspondence</p> <p>2. Great Basin Realty Company “Agency A-Z” Request: 3 Hours Agency</p> <p>3. Steven Kitnick Seminars, Inc. “CYA 101: Covering Your Assets!” Request: 3 Hours General</p> <p>4. Steven Kitnick Seminars, Inc. “CYA 102: Covering Your Assets!” Request: 3 Hours General</p> <p>5. 360 Training “Contracts, Purchase and Sale Agreements” Request: 4 Hours Contracts Internet</p>
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			6.	360 Training “Using the Internet to Serve Clients” Request: 4 Hours Internet	General
			7.	360 Training “Environmental Hazards” Request: 4 Hours Internet	General
			8.	360 Training “Asset Management” Request: 3 Hours Internet	General
			9.	360 Training “Fair Housing” Request: 4 Hours Internet	General
			10.	Agent Campus.com “Contracts, Purchase and Sale Agreements” Request: 4 Hours Internet	Contracts
			11.	Agent Campus.com “Using the Internet to Serve Clients” Request: 4 Hours Internet	General
			12.	Agent Campus.com “Environmental Hazards” Request: 4 Hours Internet	General
			13.	Agent Campus.com “Asset Management” Request: 3 Hours Internet	General
			14.	Agent Campus.com “Fair Housing” Request: 4 Hours Internet	General
			15.	Nancy Scobee “Tag You Are It” Request: 3 Hours	General

			<p style="text-align: center;"><u>CHANGE OF HOURS CONTINUING EDUCATION COURSE</u></p> <p>1. Neibaur & Neibaur Seminars “Our Agency Dilemma” Request: 3 Hours effective January 1, 2006</p> <p>2. Great Basin Realty Company “Skills to Improve Your Real Estate Services & Your Real Estate Career” Division Request: 3 Hours Personal Development</p> <p style="text-align: center;"><u>APPEALED REAL ESTATE CONTINUING EDUCATION COURSES</u></p> <p>1. Century 21 Aadvantage Gold “Presenting a Purchase Agreement” Request: 3 Hours Contracts</p> <p>2. Vegas Seminar “Crystal Ball Seminar” Request: 3 Hours General</p> <p>3. CLE International “Western Water Law” Request: 14 Hours General</p> <p>4. Financial Solutions, Inc. “Investing in Real Estate with IRA Funds” Request: 3 Hours General</p> <p>5. First Centennial Title Company “Understanding Foreclosures / Listing Manufactured Homes and Understanding the Conversion Process” Request: 3 Hours General</p> <p>6. J.C. Melvin Seminar, Inc. “Career Leverage with Technology” Request: 3 Hours General</p>
6		Public Comment:	MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER
7*		Adjournment	

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 9:00 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

NV Real Estate Division
788 Fairview Drive, Suite 200
Carson City, NV 89701-5453

NV Real Estate Division
2501 E. Sahara Avenue, #102
Las Vegas, NV 89104-4137

NV Association of REALTORS
760 Margrave Drive, Ste. 200
Reno, NV 89510

Sierra Nevada Association of REALTORS
300 South Curry St., #3
Carson City, NV 89703

Elko Board of REALTORS
355 5th Street
Elko, NV 89801

Greater Las Vegas
Association of REALTORS
1750 East Sahara Avenue
Las Vegas, NV 89104

Reno/Sparks Association
of REALTORS
5650 Riggins Court
Reno, NV 89502

Incline Village Board
of REALTORS
924 Incline Way, Suite 1
Incline Village, NV 89452

Nevada State Library
100 Stewart Street
Carson City, Nevada 89701

Grant Sawyer Building
555 E. Washington Avenue
Las Vegas, NV 89101

Desert Mountain Realty
1060 Avenue F
Ely, NV 89301

Isom Realty & Insurance
P. O. Box 670
420 Third Street
Hawthorne, NV 89415

Century 21/Sonoma Realty
335 West 4th. Street
Winnemucca, NV 89445

Battle Mountain Realty
P. O. Box 1150
142 S. Reese Street
Battle Mountain, NV 89820

State of Nevada
Dept. of Business & Industry
State Real Estate Division
INTERNET PAGE:
<http://www.red.nv.us>

T & M Group Realty
ATTN: terry folk
2301 Winery Road, #2
Pahrump, NV 89048