

Curriculum Vitae

STEVEN J. KITNICK

CNE, CFAC, CSP, GRI, RRG

c/o 1930 Village Center Circle, #5

Las Vegas, NV 89134

(702) 326-8722 (mobile) ~ StevenKitnick@NVRExpert.com

Summary of Experience

- Provided case reviews, consultations, expert opinion initial reports, supplemental reports, and expert rebuttal opinion reports in over 35 cases in the past 4 years on behalf of Plaintiffs and Defendants.
- 39+ years of real estate experience.
- California real estate broker since 1987. Nevada broker-salesman since 1999.
- 25+ years of experience as a Nevada real estate education provider, author, and instructor teaching courses in pre-licensing, continuing education, and post-licensing education.
- Authored 55+ Nevada Real Estate Division-approved continuing education courses.
- Extensive historical, practical knowledge, and understanding of the practices of the Nevada Real Estate Division and rulings of the Nevada Real Estate Commission, having attended 400+ Nevada Real Estate Commission disciplinary hearings and have occasionally provided the Commission with public comments regarding issues of importance.
- Presented 4,000+ live classroom Nevada real estate continuing education courses representing 12,000+ classroom hours.
- Approved by the Nevada Real Estate Division to instruct pre-licensing, continuing education, and post-licensing education courses.
- Approved by the State of Nevada Commission on Post-Secondary Education to instruct online Nevada pre-licensing courses.
- Nevada Real Estate Division's Real Estate Advisory Committee Member
- Frequent Contributor / *Las Vegas Real Estate NOW* Radio Show / 101.1 FM / 720AM.

Areas of Expertise include:

Standard of Care

Fiduciary Duties

Seller Disclosure Obligations

Buyer Due Diligence

Real Estate Contracts

Property Management

Brokerage Agreements

Broker Supervision & Responsibilities

N.A.R Code of Ethics & Standards of Practice

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Real Estate Experience

John Griffith Realty 2021-Present

New Home Resource, LLC 2018-2021

Realty ONE Group 2012-2018

Realty Executives of Nevada 2003-2012

Prudential Americana Group, REALTORS® 1999-2003

Various real estate brokerage in Sacramento-area 1986-1999

Current Instructor Positions

Steven Kitnick Seminars, LLC ~ Continuing Education

OnlineEd.com ~ Pre-Licensing & Continuing Education

ABC Real Estate School ~ Pre-Licensing

Nevada Real Estate Institute ~ Continuing Education & Post-Licensing

Courses Authored & Presented for Nevada Real Estate Continuing Education

Advance Fees, Retainer Fees, & Compensation for Services Rendered

A Licensee Guide to Earnest Money Deposit Disputes

As-Is

Avoiding Earnest Money Deposit Disputes

Avoiding Fixtures & Personal Property Disputes

Avoiding NRED Disciplinary Action & Lawsuits

Bewildering World of Preliminary Title Reports

Buyer Agency in New Home Sales

Certified Foreclosure Alternatives Consultant (CFAC Designation) (co-authored)

Certified Short Sale Professional (CSP Designation) (co-authored)

Closing Costs in 10 Minutes or Less!

Commission Hearings: Case Studies I, II, III, IV, V, VI, VII, VIII, IX, X, XI, XII

Comparative Market Analysis

Contract Clauses

Contract Clauses for Short Sales

CYA 101: Covering Your Assets

CYA 102: Covering Your Assets

Deficiency Judgments

Disclosure

Do's & Don'ts of Unlicensed Assistants & Unpermitted Property Managers

Ethics for the Nevada Real Estate Licensee

Ethics of the Profession (Approved for NAR Ethics Training Requirement)

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Fiduciary Duties

Fiduciary Duties in Nevada

FIRPTA: Foreign Sellers & Uncle Sam

HUD Sales Contract

Listing Agreement

NAC 645 Update

Nevada Agency Relationships

Nevada Law & Legislation 2015-2016

Nevada Law & Legislation 2017-2018

Nevada Law & Legislation

Nevada Law on Advertising

Nevada Law on Disclosures

Nevada Real Estate Brokerage

NRS 645 Update

NRS Legislative Update 2013

Offers, Counter Offers, & Multiple Offers

Procuring Cause (Approved for NAR Ethics Training Requirement)

Real Estate Ethics is not an Oxymoron

Red Flags & The Duty to Investigate

Residential Purchase Agreement

R-E-S-P-E-C-T for the Public, Property, & Peers

Risk Reduction for the Nevada Real Estate Licensee

Short Sale Process

Trust Fund Accounting & Record Keeping for Nevada Brokers

What Every Real Estate Agent Needs to Know About Mortgage Financing (co-authored)

Who Can Legally Negotiate Short Sales in Nevada?

Professional Licenses

Nevada Real Estate Broker/Salesman License # BS.45424 (1999-Present)

California Real Estate Broker BRE # 00921974 (1987-Present)

California Real Estate Salesperson BRE # 00921974 (1986-1987)

Nevada Mortgage Loan Originator NMLS #1622604 (Inactive)

Covered Service Provider / Division of Mortgage Lending – Nevada (Inactive)

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Professional Certifications & Designations

Certified Foreclosure Alternatives Consultant (CFAC) 2010

Certified Short Sale Professional (CSP) 2009

Certified Negotiation Expert (CNE) 2009

Risk Reduction Graduate (RRG) 2006

Graduate REALTORS® Institute (GRI) 1990

Education

California State University, Northridge

Bachelor of Arts in Philosophy with *Cum Laude* Honors (1979)

Most Outstanding Male Graduate Award (1979)

President's Club Outstanding Student Award ~ Honorable Mention (1979)

Additional Education

Accredited Buyer Representative (ABR® Course – Certificate of Completion,

Sponsor by Center for REALTOR® Development (CRD) – 2024

Property Management Pre-Permit Course 2018

National Mortgage Licensing System Pre-Licensing 2017

Nevada Mortgage Lending Division/ Covered Service Provider Pre-Licensing 2017

The People's Law School – Certificate of Completion, Sponsored by Nevada Foundation
for Consumer Education & Nevada Justice Association 2012

Professional Associations

Las Vegas REALTORS® (LVR)

Nevada REALTORS® (NVR)

National Association of REALTORS® (NAR)

Real Estate Educators Association (REEA)

Association of Real Estate License Law Officials (ARELLO) ~ Associate Member