# 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 50 cases in the past 7 years on behalf of Plaintiffs and Defendants. Approx. 35% Plaintiffs and 65% Defendants.
- 40 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 500+ Nevada Real Estate Commission disciplinary hearings and have occasionally provided the Commission with public comments regarding issues of importance.
- Presented 4,500+ live classroom Nevada real estate continuing education courses representing 13,500+ 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
- REALTOR® Counsel in 20+ ethics complaints at Las Vegas REALTORS® (f/k/a GLVAR)
- Consultation services in 24+ Nevada Real Estate Division administrative complaints.
- 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
Real Estate Contracts & Leases
Property Management
Premises Liability
Brokerage Agreements
Broker Supervision & Responsibilities
Nevada Law on Disclosures
Nevada Law on Agency
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

**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 Civil Litigation in Property Management
Avoiding Earnest Money Deposit Disputes
Avoiding Fixtures & Personal Property Disputes
Avoiding Fair Housing Discrimination & Anti Bias (Approved for NAR Fair Housing Training)
Avoiding NRED Disciplinary Action & Lawsuits
Bewildering World of Preliminary Title Reports
Broker Management in a Nutshell
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

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Ethics for the Nevada Real Estate Licensee
Ethics of the Profession (Approved for NAR Ethics Training)
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 Brokerage in a Nutshell
Nevada Real Estate Brokerage
NRS 645 Update
NRS Legislative Update 2013
Offers, Counter Offers, & Multiple Offers
Procuring Cause (Approved for NAR Ethics Training)
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 (Approved for NAR Ethics Training)
Risk Reduction for the Nevada Real Estate Licensee
Short Sale Process
The Disclosure Paradox of Meth & Mold
To Disclose or Not to Disclose: That is the Question
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?

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

**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**
Nevada Management Permit Essentials (Property Management) My RE Academy (2026)
Accredited Buyer Representative (ABR® Course Sponsored by Center for REALTOR® Development (CRD) (2024)
Property Management Pre-Permit Course – MY RE Academy (2018)
National Mortgage Licensing System Pre-Licensing (2017)
Nevada Mortgage Lending Division/ Covered Service Provider Pre-Licensing (2017)
The People's Law School - 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