



**Legal Information Lines - Frequently Asked Questions:  
Washer/Dryer and 65+ yrs. with 30 years CE Requirement**

*Christal Park Keegan, Legal Information Line Attorney*

**Q: The MLS provides the washer/dryer (W/D) but the purchase contract made no specific mention. After we closed the W/D was gone. Does my client have legal grounds to claim the W/D?**

A: Unfortunately, this happens all the time and it is sloppy work. Representations in MLS create an expectation and the purchase contract needs to parallel that, otherwise the stage is set for a dispute. Contract law includes the “Four Corners Rule” which basically limits outside stuff from contradicting the terms the parties agreed to within the contract. **This is why it is so important to include all promises and expectations IN the written contract**, which is where a judge will look to first. While there are few instances where evidence outside of the contract is permitted (such as, correcting mistakes or ambiguous language, demonstrating fraud/misrepresentation) remember at the end of the day the licensee’s duties include the “exercise of reasonable skill and care” (NRS 645.252(2)). More importantly, MLS is merely considered an “advertisement” so simply attaching a MLS sheet to an offer is not the same as including the language in the actual contract. It is all too common the failure to account for the W/D with specificity (such as model number, color etc.) in the contract results in an agent paying for a replacement out of pocket to avoid being sued and/or summoned before the Division. To resolve the matter, the agent and parties would proceed to mediation and/or small claims.

**Q: What are the new continuing education (CE) requirements including those requirements for 65+ year-olds holding a license in good standing for 30 years at renewal?**

A: To give some background since many of our members have asked why they have not received information on the new CE requirements (the 24-hour requirement was changed to 36 hours) passed the last legislative session. COVID-19 threw a wrench in the formal adoption of this new requirement. As of last week, the regulation was finally adopted and approved. As far as compliance goes, it is our understanding that, unofficially and subject to change, the Nevada Real Estate Division is probably looking for anyone renewing after July 1, 2021 for compliance.

Regarding the 65 years of age or older who have been licensed for 30 years or more in Nevada requirements currently in statute NRS 645.575, please contact the Division’s Licensing Section for assistance (E: [realest@red.nv.gov](mailto:realest@red.nv.gov) or P: (702) 486-4033 (Option #1)). It is our understanding that Licensing is processing these for anyone meeting the new exemption requirement (*for example under NAC 645.448 a 65+ yrs. old salesperson only has to do: 3 hrs. Agency, 3 hrs. Law, 3 hrs. Ethics and 3 hrs. Contracts, as opposed to 24 hours*).

Statements made by the Nevada REALTORS® Legal Information Line attorneys on the telephone, in emails, or in legal eNews articles are for informational purposes only. Nevada REALTORS® staff attorneys provide general legal information, not legal representation or advice regarding your real estate related questions. No attorney-client relationship is created by your use of the Legal Information Line. You should not act upon information you receive without seeking independent legal counsel. Information given over the Legal Information Line or in these articles is for your benefit only. Do not practice law or give legal advice to your clients! Inform your clients they must seek their own legal advice.