

BEFORE THE NEBRASKA REAL ESTATE COMMISSION

STATE OF NEBRASKA, *ex rel.*, THE
STATE REAL ESTATE COMMISSION OF
THE STATE OF NEBRASKA and ALEX
BRANDT,

Case No. 2023-023

Complainant,

v.

HENRY KAMMANDEL JR., LAVINIA
MAGDALENA HARRIS AND SCOTT
MICHAEL ANDERSON,

Respondents.

**STIPULATION AND CONSENT
AGREEMENT WITH RESPONDENT
HENRY KAMMANDEL JR.**

Respondent Henry Kammandel Jr. ("Respondent Kammandel") and the Nebraska Real Estate Commission (the "Commission"), pursuant to the Commission's authority in NEB. REV. STATS. §§ 81-885.10, 81-885.24, and 84-913, hereby stipulate and agree as follows:

1. On July 17, 2023, a Complaint was filed with the Commission against Respondents Kammandel, Lavinia Magdalena Harris, and Scott Michael Anderson for violations of the Nebraska Real Estate License Act. The Commission filed its Amended Complaint on December 31, 2024.

2. Respondent Kammandel acknowledges his right to a hearing on this matter pursuant to law, that he knowingly and voluntarily waives his right to said hearing, and that he waives his right to any appeal from any final order of the Commission. Respondent Kammandel further agrees to accept the terms and conditions of this Stipulation and Consent Agreement.

3. Respondent Kammandel warrants that the stipulated facts set forth in this Stipulation and Consent Agreement, and Case No. 2023-023, are true and acknowledges he has

provided all material information in his knowledge, possession, custody, or control to the Commission as an affirmative assertion, knowing and intending that the Commission would rely upon the same. Respondent Kammandel further acknowledges that: (A) he has no knowledge of any information which is material to the pending complaint proceeding which has not already been disclosed to the Commission; (B) in deciding to accept this Stipulation and Consent Agreement, the Commission has reasonably relied upon the accuracy and the completeness of Respondent Kammandel's disclosures and warranties thereof; and (C) the representations contained in this Paragraph 3 are material to and substantially contributed to the Commission's decision to accept this Stipulation and Consent Agreement. Respondent Kammandel further acknowledges that, if he has made any misrepresentations to the Commission regarding the subject matter of this complaint preceding, either by omission or commission, the Commission may vacate this Stipulation and Consent Agreement and reinstate the prosecution of this case against Respondent Kammandel or impose disciplinary action(s) pursuant to the Nebraska Real Estate License Act.

FACTS

4. Respondent Kammandel is and has been, at all times material to this Complaint, a licensee holding a Nebraska real estate broker's license (License No. 0940370) issued by the Commission on June 7, 1994.

5. Respondent Kammandel is and has been, at all times material to this Complaint, the designated broker for Nexthome Signature Real Estate located at 13340 California Street Suite 100 in Omaha, Nebraska 68154 (the "Brokerage")

6. Respondent Anderson is and has been, at all times material to this Complaint, a licensee holding a Nebraska real estate salesperson's license (License No. 20230233) issued by the Commission on March 24, 2023, and affiliated with Respondent Kammandel.

INFORMAL DISPOSITION PURSUANT TO NEB. REV. STATS. §§ 81-885.10(1), 81-885.24, AND 84-913

7. Under NEB. REV. STAT. §§ 81-885.10(1) and 81-885.24, the Commission may enter into consent decrees.

8. Under NEB. REV. STAT. § 84-913, "Informal disposition may also be made of any contested case by stipulation, agreed settlement, [or] consent order[.]"

9. Respondent Kammandel has no prior disciplinary history.

10. The following measures are agreed upon by the Commission and Respondent Kammandel in the public interest and for the protection of public health, safety, and welfare.

ACCORDINGLY, IT IS STIPULATED AND AGREED, AS FOLLOWS:

A. Pursuant to the Commission's authority in NEB. REV. STATS. §§ 81-885.10, 81-885.24, and 84-913, Respondent Kammandel and the Commission stipulate and agree to an informal disposition and dismissal of all counts against Respondent Kammandel in the above captioned matter upon satisfaction of the terms and conditions stated herein.

B. Within ninety (90) days of the effective date of this Agreement, Respondent Kammandel shall complete a total of six (6) continuing education hours at a level of intermediate or higher; with three (3) being related to the area of agency and three (3) being in the area of ethics. These continuing education course requirements are above and beyond the mandatory eighteen (18) hours required for renewal. Respondent Kammandel shall furnish proof of completion to the Commission by the earlier of three (3) weeks after completion of all six (6) continuing education hours or within ninety (90) days of the effective date of this Agreement.

C. Within thirty (30) days of the effective date of this Agreement, the Commission shall send Respondent Kammandel a private letter of admonishment related to the facts stated above and the duties of a designated broker under the Nebraska Real Estate License Act.

D. In any public notice or publication by the Commission relating to the above captioned matter, Respondent Kammandel shall be referenced only as having been dismissed from this action.

E. Upon the satisfaction of the terms and conditions stated herein, the Commission's Director shall, pursuant to this Agreement, present an order for dismissal without prejudice to the Chairperson in the above captioned matter without further presentation to the Commission.

SIGNATURE PAGE 2023-023

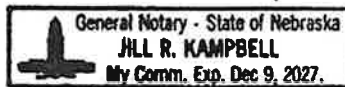
Dated this 30 day of September 2025.

Henry Kammandel Jr.
Henry Kammandel Jr., Respondent

STATE OF Nebraska
COUNTY OF Douglas) ss.

Now on this 30 day of September 2025, before me, a duly appointed and qualified Notary Public, personally appeared Henry Kammandel Jr., known to me to be the same and identical person who signed the above and foregoing Stipulation and Consent Agreement and acknowledges the execution thereof to be his voluntary act and deed.

Notary Seal



Jill R. Campbell
Notary Public Signature

Accepted and approved this 30 day of _____ 2025.

STATE OF NEBRASKA, STATE REAL
ESTATE COMMISSION OF THE
STATE OF NEBRASKA

By: _____

Robert B. Evnen, Chairperson

Attest By:

Joseph Gehrki, Director