**Errata**

At Dearborn™ Real Estate Education, we are proud of our reputation for providing the most complete, current, and accurate information in all our products. We are committed to ensuring the kind of quality you rely on. Please note the following changes, which will be reflected in the next printing of *Modern Real Estate Practice, 21st Edition.*

This document contains a running list of revisions made since the text was first printed. Depending on what printing you have of the book, these revisions may or may not be included.

|  |  |  |
| --- | --- | --- |
| **Page/Location** | **Reads Now** | **Should Be** |
| 19 |  | Duplicated paragraphs on factory-built housing under “Real property vs. personal property” removed |
| 34, Figure 3.1, 1st box 2nd row | “Fee Simple Determinable” | “Fee Simple Absolute” |
| 34, Figure 3.1, 1st box 3rd row | “Special Limitation with Possibility of Reverter” | “Fee Simple Determinable” |
| 179-181 | Figure 10.2: Sample Listing Agreement (Continued) | Figure 10.3: Sample Buyer Representation Agreement (Continued) |
| 257, item 7 | “…if they include mortgage financing terms??” | “…if they include mortgage financing terms?” |
| 439, Appendix | Florida State website is:  www.stateofflorida.com/real -estate/ | https://www.myfloridalicense.com |
| 513, emblements page reference | 20 | 19 |
| 554, Unit 18, item 7 | B | d |
| 559, Item 28 | C 78,459 OR  A 72, 455 (depending on printing) | C 72, 445 |
| 561, Figure 2.3 page reference | 23 | 22 |
| 561 | FIGURE 3.1: Fee Simple Estate | FIGURE 3.1: Fee Simple Estates |
| 561 | FIGURE 3.2: Life Estate | FIGURE 3.2: Life Estates |
| 561 | FIGURE 5.2: Map of United States Showing Meridians and Base Lines | FIGURE 5.2: Map of United States Showing Principal Meridians and Base Lines |
| 562 | FIGURE 15.1: Credits and Debits 285 | FIGURE 15.1: Types of Liens 295 |
| 562 | FIGURE 18.2: HUD’s Advertising Guidelines | FIGURE 18.2: Acceptable Terminology |
| 562, FIGURE M.1 page reference | 443 | 442 |
| 562, FIGURE M.2 page reference | 454 | 453 |
| 562, FIGURE M.3 page reference | 466 | 465 |
| 565, emblements page references | 28 | 19, 28 |
| 565, fixture, legal tests page reference | 29 | 20, 29 |
| 566, fructus industrials page reference | 28 | 19, 28 |
|  |  |  |

|  |  |  |
| --- | --- | --- |
| **Page/Location** | **Reads Now** | **Should Be** |
| vi and viii |  | Removed duplication in TOC in units 12 and 18 |
| 548, Unit 13, Item 1 | The answer is a purchase money mortgage. The term purchase money mortgage can mean either owner financing or any mortgage used as acquisition debt in the purchase of a property. Here the owner-seller took back a mortgage for $47,000. An owner takeback is a purchase-money mortgage. | The answer is a purchase money mortgage. The term purchase money mortgage can mean either owner financing or any mortgage used as acquisition debt in the purchase of a property. |
| Page 349, Fair Housing and civil rights law | State and local municipalities have their own fair housing laws that add protected classes such as age and sexual orientation. | State and local municipalities have their own fair housing laws that add protected classes such as age. |
| Unit 18: Fair Housing, page 358 | Added margin note | Due to Executive Order 13988 in 2021, sexual orientation and gender identity are now considered part of sex as a protected class. The protected classes remain the same (race, color, religion, sex, national origin, familial status, disability), but sexual orientation and gender identity are protected under the protected class of sex. |