**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*.

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**1st revision, 2nd printing**

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| --- | --- | --- |
| **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 | A 72,455 |
| 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 |
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**2nd revision, 3rd printing**

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| **Page/Location** | **Reads Now** | **Should Be** |
| 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.  |
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