**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 *Continuing Education for Florida Real Estate Professionals, 22E.*

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.

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| **Page/Location** | **Reads Now** | **Should Be** |
| p. 165 Answer Key for Unit 5, Q 9 | The statement is true. | The statement is false. Answer b. |
| p. 14 Exceptions to the Conflicting Demands | * the funds concern a HUD contract for HUD-owned property, in which case the broker must follow HUD’s Agreement to Abide, Broker Participation Requirements. (61J2-10.032 (4)) | Removed, HUD’s Agreement to Abide no longer exists. |
| p. 18 Procedure for Filing a Complaint | If the licensee fails to answer the formal complaint within 20 days, normally the licensee’s license is revoked. | Removed, this is rarely done. |
| p. 19 Tell DBPR if You Have Been Convicted | If the plea or conviction took place before the effec­tive date of this law (July 1, 2009) | If the plea or conviction took place before the effec­tive date of this law (October 1, 2009) |
| p. 19 Citation | usually require that a licensee either pay a fine from $100 to $500 within | usually require that a licensee either pay a fine from $250 to $1,000 within |
| p. 25 Milestone Inspections | 30 years of age because of proximity to the coastline or other environmental conditions. | 30 years of age. In cases of environmental conditions or proximity to the coastline, local authorities may require an inspection when the building is 25 years old. |
| p. 47 Question 4 | that an action might be prudential, | that an action might be legal, |
| p. 58 second paragraph | 1. **Principal:** A buyer or seller who is owed full fiduciary duties by a single agent. 2. **Customer:** A person who is not represented in a fiduciary capacity by a trans­action broker or a licensee with no brokerage relationship.   Florida law prescribes specific legal duties owed by single agents to their principals, as well as duties owed by transaction brokers to their customers. | 1. **Principal:** The party with whom a real estate licensee has entered into a single agent relationship 2. **Customer:** A member of the public who is or may be a buyer or seller of real property and may or may not be represented by a real estate licensee in an authorized brokerage relationship. |
| p.163 Answer Key for Unit 3 | #7 The answer is b. | The answer is a. The answer is true. |
| p.117 | Practice questions are 5 and 6 | Practice questions should be renumbered to 10 and 11 |
| p. 123 | The landlord must give at least 12 hours’ notice before entering for repairs, and the repairs must be made between 7:30 am and 8:00 pm. | The landlord must give at least 24 hours’ notice before entering for repairs, and the repairs must be made between 7:30 am and 8:00 pm. |
| p. 126 | |  |  | | --- | --- | | **Tenancy Period** | **Notice Required** | | Year to year | 60 days | | Quarter to quarter | 30 days | | Month to month | 15 days | | Week to week | 7 days | | |  |  | | --- | --- | | **Tenancy Period** | **Notice Required** | | Year to year | 60 days | | Quarter to quarter | 30 days | | Month to month | 30 days | | Week to week | 7 days | |
| p. 6 Voluntary Inactive Licensees | They may become active at any time without paying a fee buy using the www.myfloridalicense.com database, or mailing or faxing Form RE-10. | They may become active at any time without paying a fee buy using the www.myfloridalicense.com database. |
| p. 166 Question 5 Answer Key for Unit 7 Practice Questions | Answer is a.  A broker who is not a member of the MLS should not expect to receive the same commission split that the listing broker has offered to MLS participants. The MLS split is a result of a blanket offer to MLS participants. A non-member of the MLS has no agreement from the listing broker for payment. | Brokers and sales associates occasionally have disputes over commissions that are due to the sales associates. The Florida Real Estate Commission will not become involved in commission disputes between brokers and sales associates. The sales associate’s only remedy is to sue the broker and get a civil judgment. |
| p. 167 Question 6 Answer Key for Unit 7 Practice Questions | The selling broker has violated Standard of Practice 16-16, which says, Realtors shall not use the terms of an offer to attempt to modify the listing broker’s offer of compensation or make the submis­sion of an executed offer contingent on the listing broker’s agreement to modify the offer of compensation. | Arbitration awards between REALTORS® should not include findings of fact or reason for the award for various reasons. |
| p. 88 Question 6  [rewritten question] | A REALTOR® who uses the terms of an offer to modify a commission split violates the REALTORS® Code of Ethics. | Arbitration awards between REALTORS(R) should NOT include findings of fact or reasons for the award. |
| p. 88 Question 5 | A listing broker has no obligation to pay a non-MLS member unless there was a separate agreement between the brokers. | The Florida Real Estate Commission will NOT become involved in commission disputes between a broker and a sales associate. |