**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 *California Real Estate Finance, Ninth Edition*.

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| --- | --- | --- |
| **Page/Location** | **Was** | **Change to** |
| I | Minnie Lush, BA, GRI, ABR; David Sirotta, PhD | Minnie Lush, BA, GRI, ABR; David Sirota, PhD |
| 183, second paragraph | The HUD-1 settlement statement is distrib­uted at closing and shows the actual charges incurred by the participants. | The Closing Disclosure is distrib­uted at closing and shows the actual charges incurred by the participants. |
| 196 | CALIFORNIA PUBLIC EMPLOYEES’ RETIREMENT SYSTEM (CALPERS)  CalPERS provides retirement and health benefits to California public employees, public agency employers, retirees, and their families. It also offers a Member Home Loan Program, which includes both adjustable and fixed-rate loans as well as special loan programs. For more information, visit www.calpers.ca.gov. | [Delete]  (Note: This will change will not be in the next reprint) |
| 292, Figure 10.1 | Sends to settlement agent who orders title search, survey, title insurance policy, and prepares deed and HUD-1 Statement | Sends to settlement agent who orders title search, survey, title insurance policy, and prepares deed and Closing Disclosure |
| 306 | Operating Ratio Reciprocal 0.55 | Operating Ratio Reciprocal × 0.55 |
| 336, Real Estate Transfer Disclosures | Other required disclosures include: natural hazards; the Mello-Roos Tax Lien; Alquist-Prido earthquake fault; and any other areaspecific items. | Other required disclosures include: natural hazards; the Mello-Roos Tax Lien; Alquist-Priolo earthquake fault; and any other areaspecific items. |
| 344, bottom Example | Pro Rata Days  Daily Rate  Number of Days | Pro Rata Months  Monthly Rate  Number of Months |
| 367, question 10 | Which of the following agencies is NOT a government-sponsored agency?  a. FNMA  b. FHFA  c. FHMC  f. GNMA | Which of the following is a government-sponsored enterprise?  a. GNMA  b. FHA  c. FHFA  d. FNMA |
| 381 | The deed of trust is the most common form used for real estate finance in California. The timeline in the event of a default is as follows: | The deed of trust is the most common form used for real estate finance in California. Therefore, the most common foreclosure procedure in California is through the power-of-sale. The timeline in the event of a default is as follows: |
| 383, Judicial Foreclosure and Sale | In California, a mortgage is usually foreclosed by initiating a court action for judicial foreclosure and sale at public auction. Only a few mortgages include a power-of-sale clause, similar to a trust deed, which eliminates the need for a judicial action. | In California, mortgages generally do not include a power-of-sale clause, which would eliminate the need for judicial action. If a mortgage does not include a power-of-sale clause, it is foreclosed by initiating a court action for **judicial foreclosure and sale**. |
| 408, question 7 | a. agglomoration | a. agglomeration |
| 454, Unit 8 | 1. a | 1. c |
| 454, Unit11 | 9. b | 9. a |
| 454, Unit 12 | 4. a | 4. b |
| 455, Unit 13 | 8. d | 8. b |
| 455, Unit 14 | 2. d  4. b  6. b  7. a  9. b  10. a | 2. b  4. a  6. d  7. b  9. a  10. c |