**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 *Guide to Passing the AMP Real Estate Exam, Sixth Edition*.

First Printing

|  |  |  |
| --- | --- | --- |
| **Page/Location** | **Was** | **Change to** |
| 36, 7. | (D) | (B) |
| 71, 69. | (B) | (C) |
| 108, 13. | (D) | (C) |
| 108, 15. | (B) | (A) |
| 236, 10. | $5,933.33 | $5,833.33 |
| 274 | A. A land contract is also called an installment contract.  B. If the “time is of the essence” clause is in a contract, the duties are expected to be performed within a reasonable time.  C. An equitable title is transferred when the deed is signed by the grantor at the closing table.  D. Liquidated damages are agreed to in advance by the parties. | A. A land contract is also called an installment contract.  B. If the “time is of the essence” clause is in a contract, the duties are expected to be performed on time.  C. An equitable title is transferred when the deed is signed by the grantor at the closing table.  D. Liquidated damages are agreed to in advance by the parties. |

First Revision

|  |  |  |
| --- | --- | --- |
| **Page/Location** | **Was** | **Change to** |
| 70, 28. | (B) Less than all the leasehold interest is transferred in an assignment. | (B) Less than all the leasehold interest is transferred in a sublease. |
| 108, 14. | (A) The ratio that compares the property’s net income to the money invested is the rate of return. It may be computed on an after-tax flow or before-tax flow basis. | (A) The ratio that compares the property’s net income to the money invested is the rate of investment. It may be computed on an after-tax flow or before-tax flow basis. |
| 279, 81. | 81. (A) 100% – 6% = 94%  A = 30’ × 50’ = 1,500 × 2 = 3,000 sq. ft.  3,000 × $100 = $300,000  $300,000 + 75,000 = $375,000  $375,000 ÷ 94% = $398,936.17 or $398,936 | (B) A variance may be granted to relieve the harshness of a zoning ordinance. |

Second Revision

|  |  |  |
| --- | --- | --- |
| **Page/Location** | **Was** | **Change to** |
| 182 |  | (Change AFCF to ATCF) |
| 216, 33. | A buyer negotiated a $75,000 loan at 8% interest for 30 years, with the first payment due in arrears on April 1. If the closing takes place on February 26, how much interest must the buyer pay on the day of closing (using a 360-day year)? | A buyer negotiated a $75,000 loan at an interest rate of 8%. The monthly interest is paid in arrears with the first monthly payment due on August 1. If the loan funds are disbursed at closing on June 27, how much interest is due to the lender at closing? |
| 238, 33. | (D)  February 26  February 30  February 30 – 26 = 4 days | (D)  June 27, 28, 29, 30 = 4 days |
| 273, 81. | A. take no action because it is only on one side of the clubhouse.  B. file for a variance with the local zoning board.  C. file for a nonconforming use with the local zoning board.  D. continue with the construction and later file for an adverse possession claim to the property.  E. A variance may be granted to relieve the harshness of a zoning ordinance. | A. take no action because it is only on one side of the clubhouse.  B. file for a variance with the local zoning board.  C. file for a nonconforming use with the local zoning board.  D. continue with the construction and later file for an adverse possession claim to the property. |
| 279, 70. | (C) Unless there are unusual circumstances, the date on which the lien was recorded determines priority. | (B) Unless there are unusual circumstances, the date on which the lien was recorded determines priority. |
|  |  |  |