**Errata (2015-02-03)**

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 in Pennsylvania Twelfth Edition*.

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| --- | --- | --- |
| **Page/Location** | **Was** | **Change to** |
| xiv, third bullet | Appendices E and F | Appendices C and D |
| 13, end of third full paragraph | Appendices E and F. | Appendices C and D. |
| 59, question 11 | **a** | **b** |
| 60, question 16 | **a** Encapsulation is a method of controlling environmental contamination by sealing off a dangerous substance; a landfill, for example, is covered with three to four feet of topsoil. (p. 38) | **c** Encapsulation is a process by which disintegrating asbestos is contained. Owners should periodically reinspect the condition of the encapsulated asbestos to ensure that the material used to cover the asbestos is not disintegrating. (p. 38) |
| 62, last sentence | surveying into the Graphic Information System (GIS) for the | surveying into the Geographic Information System (GIS) for the |
| 76, question 18 | an embossed brass market set into solid concrete | an embossed brass marker set into solid concrete |
| 77, key terms list |  | [Delete “conventional life estate” from the list.] |
| 81, first paragraph | is similar to fee simple defeasible in that | is similar to fee simple determinable in that |
| 82, first sentence of first paragraph | A **conventional life estate** is created | A *conventional life estate* is created |
| 94, question 4 | Owner D’s property is | Your property is |
| 95, question 20 | **b** An easement will not be terminated by adverse possession, a process that leads to ownership, not use, of the land. It may be ter­minated when the need no longer exists, when one of the two owners becomes the owner of both properties (merger), by the release of the servient tenement, by abandonment of the easement, or by nonuse. (p. 87) | **d** Easements can be terminated with the nonuse of a prescriptive easement, adverse possession by the owner of the servient tenement, or abandonment of easement, but note that an easement may not automatically terminate for these reasons; certain legal steps may be required. (p. 87) |
| 96, key terms list |  | [Delete “warranty of habitability” from the list.] |
| 116, first sentence of last paragraph | Pennsylvania courts recognize a doctrine known as **warranty of habitability** in residential leases. | Pennsylvania courts recognize a doctrine known as *warranty of habitability* in residential leases. |
| 142, question 6 | J’s interest is that | The brother’s interest is that |
| 143, question 17 | **b** A proprietary (owner’s) lease is found in a cooperative. It creates the right for the coopera­tive tenant/shareholder to occupy a unit in the building. (p. 137) | **b** Time share is form of ownership interest that includes either an estate interest in property or a contract for use, which allows use of the property for a fixed or variable time period. (p. 137) |
| 154, fourth full paragraph | When real property is sold to satisfy a debt, the debtor should demand a legal document known as a *satisfaction of judgment* (or *satisfaction piece*). | [Delete this sentence.] |
| 235, fourth full paragraph | Appendices E and F. | Appendices C and D. |
| 268, fifth paragraph | Appendices E and F | Appendices C and D |
| 283, question 7 | A building that is remodeled into residential units and longer used for the purpose for which it was originally built is | A building that is remodeled into residential units and is no longer used for the purpose for which it was originally built is |
| 304, question 16 | **d** All commissions must be negotiated between the broker and the consumer; there are no standard rates or fees determined by a local board or by custom. (pp. 288, 290) | **c** The amount of compensation a salesperson receives is set by mutual agreement between the broker and the salesperson. A broker may agree to pay a fixed salary or a share of the commissions from transactions originated by a salesperson. (pp. 288, 290) |
| 311, Figure 16.1 | TABLE 4.1 | FIGURE 16.1 |
| 328, question 3 | (p. 309) | (p. 314) |
| 329, question 20 | **b** If both the buyer and the seller agree to dual representation, in writing, then the broker can represent both parties. (p. 314) | **b** If both the buyer and seller negotiate the sale without representation, a nonagent (transaction broker) is not an agent of either party and solely helps with the necessary paperwork and formalities involved in transferring ownership of real property. (p. 318) |
| 339, Figure 17.2 |  | Add a dot beneath “Color” across from “Civil Rights Act of 1866” |
| 339, Figure 17.2 |  | Delete the dot beneath “Disability” across from “Housing and Community Development Act of 1974” |
| 366, end of “In Practice” | Appendices E and F. | Appendices C and D. |
| 459, first sentence under “Market value versus market price” | **Market value** is an opinion | Market value is an opinion |
| 477, first sentence of first paragraph | A survey **provides** information about the exact location and size of the property. | A **survey** provides information about the exact location and size of the property. |
| 662, third equation | Salesperson’s share of the commission × Broker’s share of the commission = **Salesperson’s % of the broker’s share** | Salesperson’s share of the commission ÷ Broker’s share of the commission = **Salesperson’s % of the broker’s share** |
| 662, second T-bar | = $90,000 full commission | = $9,000 full commission |
| 664, second-to-last equation | Annual interest × Annual interest rate = **Loan amount** | Annual interest ÷ Annual interest rate = **Loan amount** |
| 664, last equation | Annual interest × Loan amount = **Annual interest rate** | Annual interest ÷ Loan amount = **Annual interest rate** |
| 669, second equation | Annual appreciation × Annual appreciation rate = **Cost** | Annual appreciation ÷ Annual appreciation rate = **Cost** |
| 669, third equation | Annual appreciation × Cost = **Annual appreciation rate** | Annual appreciation ÷ Cost = **Annual appreciation rate** |
| 669, fifth equation | Today’s value (appreciated value) × Today’s value as a percentage = **Cost** | Today’s value (appreciated value) ÷ Today’s value as a percentage = **Cost** |
| 669, sixth equation | Today’s value (appreciated value) × Cost = **Today’s value as a percentage** | Today’s value (appreciated value) ÷ Cost = **Today’s value as a percentage** |
| 688, between “ethics” and “exclusive-right-to-sell listing” |  | **exclusive agency listing** A listing contract under which the owner appoints a real estate broker as his or her exclusive agent for a designated period of time to sell the property, on the owner’s stated terms, for a commission. The owner reserves the right to sell without paying anyone a commission if the sale is to a prospect who has not been introduced or claimed by the broker. |
| 688, between “express agency” and “external depreciation” |  | **express contract** An oral or written contract in which the parties state the contract’s terms and express their intentions in words. |
| 688, between “Fair Housing Act” and “familial status” |  | **Fair Housing Amendments Act**  Expansion of the Fair Housing Act to include families with children and those with physical or mental disabilities. |
| 692, between the definitions for “misrepresentation” and “month-to-month tenancy” |  | **mold** A form of fungus that can be found almost any­where and can grow on almost any organic substance, so long as moisture, oxygen, and an organic food source are present. Mold growth can gradually destroy what it is growing on as well as cause serious health problems. |
| 692, between the definitions for “nonconforming use” and “novation” |  | **nonhomogeneity** A lack of uniformity; dissimilarity. Because no two parcels of land are exactly alike, real estate is said to be nonhomogeneous. |
| 697, between the definitions for “tax lien” and “tenancy by the entirety” |  | **tax sale** A court-ordered sale of real property to raise money to cover delinquent taxes. |
| 698, between “will” and “zoning ordinances” |  | **wraparound loan** A method of refinancing in which the new mortgage is placed in a secondary, or subor­dinate, position; the new mortgage includes both the unpaid principal balance of the first mortgage and what­ever additional sums are advanced by the lender. In essence, it is an additional mortgage in which another lender refinances a borrower by lending an amount over the existing first mortgage amount without disturbing the existence of the first mortgage. |