**Errata (2020-05-12)**

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 Georgia, Third Edition*.

**First Revision**

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| --- | --- | --- |
| **Page/Location** | **Reads Now** | **Should Be** |
| 96 | acre of 43,560 square feet (approximately 207 × 207 feet), and | acre of 43,560 square feet (approximately 209 × 209 feet), and |
| 101 | An informed real estate professional will be able to alert consumers to ~~to~~ the need for legal advice to avoid potential title problems. | An informed real estate professional will be able to alert consumers to the need for legal advice to avoid potential title problems. |
| 266 | All nationally chartered banks must join the Fed and purchase stock in its district reserve banks.  The Fed regulates the flow of money and interest rates in the marketplace through its member banks by controlling the rate charged for loans it makes to those banks, called the discount rate, as well their reserve requirements—the minimum level of funds that a bank must maintain. | All nationally chartered banks must join the Fed and purchase stock in its district reserve banks. Qualified state-chartered banks may also join the Fed.  The Fed regulates the flow of money and interest rates in the marketplace through its member banks (and other depository institutions) by controlling the rate charged for loans it makes to them, called the discount rate, as well their reserve requirements—the minimum level of funds that an institution must maintain. |
| 273 | The up-front premium is charged at closing and can be financed into the mortgage loan. | The up-front premium is charged on all FHA loans. |
| 305, Figure 16.3, Column C | Net adjustments –11,000  Adjusted value $254,000 | Net adjustments –11,500  Adjusted value $253,500 |
| 371, first paragraph | As an agent, the property manager is charged with the fiduciary responsibilities of care, obedience, accounting, loyalty, and disclosure. | As an agent, the property manager is charged with the fiduciary responsibilities of care, obedience, accounting, loyalty, confidentiality, and disclosure. |
| 405 | The EPA estimates that about 107,000 primary and secondary schools and 733,000 public and commercial building shave asbestos-containing materials (ACMs). | The EPA estimates that about 107,000 primary and secondary schools and 733,000 public and commercial buildings have asbestos-containing materials (ACMs). |
| 416 | The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) was created in 1980. It established a fund of $9 billion, called the Superfund, to clean up uncontrolled hazardous waste sites and to respond to spills. | The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) was created in 1980. It established a fund of $1.6 billion, called the Superfund, to clean up uncontrolled hazardous waste sites and to respond to spills. |
| 429, first paragraph | At time same time, it is unwise to reduce operating expenses to the point… | At the same time, it is unwise to reduce operating expenses to the point |
| 565, In Practice | The acceptance of a contract offer must be unconditional and identical in that it is a full agreement to the corresponding contact offer. | The acceptance of a contract offer must be unconditional and identical in that it is a full agreement to the corresponding contract offer. |
| 595, Contract for the Lease of Residential Real Property | As identified in a previous discussion of brokerage engagements and contacts for purchase and sale, the contract forms used here for leases are those commonly available for use by Georgia Multiple Listing Service (GAMLS) and First Multiple Listing Service (FMLS). | As identified in a previous discussion of brokerage engagements and contracts for purchase and sale, the contract forms used here for leases are those commonly available for use by Georgia Multiple Listing Service (GAMLS) and First Multiple Listing Service (FMLS). |
| 671 | For example, if a closing happens on September 1, the first payment will be on October 1—which pays loan interest in arrears for the entire month of October, including closing day. | For example, if a closing happens on September 1, the first payment will be on October 1—which pays loan interest in arrears for the entire month of September, including closing day. |
| 681, Math Concepts diagram (between Oct. 15 and Oct. 31) | Credit Seller | Credit to Buyer  Debit to Seller |
| 682, top diagram (between Closing Date and Last Day of Rent) | Credit Seller | Credit to Buyer  Debit to Seller |
| 684, top line | of $150,000 ($250,000 minus the assumable loan of $100,000). | of $100,000 ($250,000 minus the assumable loan of $150,000). |
| 684, second EXAMPLE | $222,350 (LA) ÷ 500 = $447.50 (not even dollar amount); round up to $448 × 1.50 = $672 for intangible tax | $222,350 (LA) ÷ 500 = $447.70 (not even dollar amount); round up to $445 × 1.50 = $667.50 for intangible tax |
| 695, second line of Figure 26.15 | Seller: | Buyer: |
| 701, second line of Figure 26.17 | Seller: | Buyer: |
| 867, Sample Exam 1 Answers | 5. a (252)  7. a (108)  12. a (246)  18. c (72–73)  22. b (97, 453)  27. b (309–310)  51. b (208–209)  57. a (55)  64. d (207)  65. b (109)  69. a (110–111)  71. d (250)  73. a (337)  76. c (61) | 5. a (240)  7. a (106–108)  12. a (244)  18. c (68–73)  22. b (96, 97, 453)  27. b (307–308)  51. b (206–208)  57. a (53)  64. d (206)  65. b (107)  69. a (108–109)  71. d (248)  73. a (340)  76. c (59) |
| 868, Sample Exam 2 Answers | 6. d (158–259)  11. b (213)  12. a (282)  13. d (197)  14. c (56)  16. d (92)  20. a (306)  33. a (213)  39. a (309–310)  42. c (92–93)  47. a (55)  50. c (431)  53. c (241)  60. d (282) | 6. d (157–159)  11. b (211)  12. a (280)  13. d (178)  14. c (54)  16. d (90)  20. a (304)  33. a (211)  39. a (307–308)  42. c (90–92)  47. a (53)  50. c (307–309, 431)  53. c (239)  60. d (280–281) |