**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 *Modern Real Estate Practice in Ohio, Ninth Edition*.

**First revision**

|  |  |  |
| --- | --- | --- |
| **Page/Location** | **Was** | **Change to** |
| 105 | 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. |
| 296 | 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. |
| 303 | 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. |
| 335, Figure 16.3, Last two rows | Net adjustments–2,500+11,000–11,000Adjusted value$259,500$263,000$254,000 | Net adjustments–2,500+11,000–11,500Adjusted value$259,500$263,000$253,500 |
| 441 | 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). |
| 467 | At time same time, it is unwise to reduce operating expenses to the point at which building condition suffers significant deterioration, which is also likely to be reflected in its perceived desirability and treatment by tenants. | At the same time, it is unwise to reduce operating expenses to the point at which building condition suffers significant deterioration, which is also likely to be reflected in its perceived desirability and treatment by tenants. |

**Second revision**

|  |  |  |
| --- | --- | --- |
| **Page/Location** | **Was** | **Change to** |
| 105 | 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. |
| 296 | 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. |
| 303 | 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. |
| 335, Figure 16.3, Last two rows | Net adjustments–2,500+11,000–11,000Adjusted value$259,500$263,000$254,000 | Net adjustments–2,500+11,000–11,500Adjusted value$259,500$263,000$253,500 |
| 441 | 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). |
| 467 | At time same time, it is unwise to reduce operating expenses to the point at which building condition suffers significant deterioration, which is also likely to be reflected in its perceived desirability and treatment by tenants. | At the same time, it is unwise to reduce operating expenses to the point at which building condition suffers significant deterioration, which is also likely to be reflected in its perceived desirability and treatment by tenants. |

**Third revision**

|  |  |  |
| --- | --- | --- |
| **Page/Location** | **Reads Now** | **Should Be** |
| 101 | acre of 43,560 square feet (approximately 207 × 207 feet), and | acre of 43,560 square feet (approximately 209 × 209 feet), and |
| 407, 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. |
| 452 | 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. |