**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 Pennsylvania, Thirteenth Edition*.

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| **Page/Location** | **Was** | **Change to** |
| 9 | ■ Trees, perennial bushes, and grasses that do not require annual cultivation are known as fructus natu rales. | ■ Trees, perennial bushes, and grasses that do not require annual cultivation are known as fructus naturales. |
| 12 | They are the United States Constitution, laws passed by Congress, rules of the regulatory agencies, state constitutions, state statues, local ordinances, and common law (common usage and court decisions). | They are the United States Constitution, laws passed by Congress, rules of the regulatory agencies, state constitutions, state statutes, local ordinances, and common law (common usage and court decisions). |
| 86 | **Encumbrances** | (Delete) |
| 91, question 14 | When the river changed course during the last tropical storm, a property owner gained another couple of acres, since his land description read “to the bank of the river.” What is the term for this newly created increase in land?  a. Alluvion  b. Reliction  c. Eronsion  d. Avulsion | As the river changed course over the last few years, a property owner gained another couple of acres, since his land description read “to the high-water mark of the river.” What is the term for this newly created increase in land?  a. Alluvion  b. Reliction  c. Erosion  d. Accretion |
| 92, question 14 | b The answer is reliction. Reliction is the increase in the amount of land due to the permanent withdrawal of a river or sea. The process by which this happened is avulsion. A property owner on the other side of the river lost property due to the sudden change in the river’s course. (p. 88) | b The answer is reliction. Reliction is the increase of land due to the gradual receding of a body of water or, in this case, a gradual shift in the course of the river. Avulsion is the sudden loss of land, due to a flood or a tropical storm while erosion is the gradual wearing away of the land by natural forces. (p. 88) |
| 116, question 7 | Under the negotiated terms of a residential lease, the landlord is required to maintain the water heater. If a tenant is unable to get hot water because of a faulty water heater that the landlord has failed to repair after repeated notification, all of the following remedies would be available to the tenant *EXCEPT*  a. suing the landlord for damages.  b. suing the landlord for breaching the terms of the lease.  c. abandoning the premises under constructive eviction.  d. terminating the lease agreement. | A Pennsylvania landlord failed to repair a defective furnace, and no heat was available to the tenant during the month of December. After repeated requests for the repair, the tenant finally moved out. In this situation, the tenant  a. is responsible for the rent for the duration of the lease.  b. has been constructively evicted.  c. has been illegally evicted.  d. may not recover the security deposit. |
| 119, question 7 | b The answer is suing the landlord for breaching  the terms of the lease. If the landlord breaches the terms of the lease, the tenant may  sue and recover damages. The tenant may also have the right to abandon the property and  have the lease terminated under the theory of constructive eviction. The covenant of seisin refers to deeds, not leases. (p. 111) | b The answer is has been constructively evicted. Pennsylvania courts recognize a doctrine known as warranty of habitability in residential leases. The lessor (landlord) who leases residential premises warrants that the premises are fit for habitation. If the tenant proves that the premises are not fit for habitation, due to the lack of heat in the winter, the tenant can vacate the premises while the conditions that made the premises uninhabitable exist. The court can order a reduction or cessation of rental payment, and the return of the security deposit. (p. 112) |
| 203 | Until 2008, **Fannie Mae** (Federal National Mortgage Association) was a government-owned enterprise, but today, it is organized as a completely privately owned corporation that issues its own stock. It has always provided a secondary market for mortgage loans. | Until 2008, **Fannie Mae** (Federal National Mortgage Association) was a government-owned enterprise. However, in response to the unfolding mortgage crisis, Fannie Mae was placed into conservatorship, where it remains today. It continues to provide a secondary market for mortgage loans. |
| 211 | **How To Use This Chart**  start by finding the appropriate interest rate. Then follow that row over to the column for the appropriate loan term. This number is the interest rate factor required each month to amortize a $1,000 loan. To calculate the principal and interest (PI) payment, multiply the interest rate factor by the number of 1,000s in the total loan. For example, if the interest rate is 10% for a term of 30 years, the interest rate factor is 8.78. If the total loan is $100,000, the loan contains 100 1,000s.  Therefore, 100 × 8.78 = $878 PI only  To estimate a mortgage loan amount using the amortization chart, divide the PI payment by the appropriate interest rate factor. Using the same facts as in the first example:  $878 ÷ 8.78 = $100 1,000s; or $100,000 | **How To Use This Chart**  start by finding the appropriate interest rate. Then follow that row over to the column for the appropriate loan term. This number is the interest rate factor required each month to amortize a $1,000 loan. To calculate the principal and interest (PI) payment, multiply the interest rate factor by the number of 1,000s in the total loan. For example, if the interest rate is 9% for a term of 30 years, the interest rate factor is 8.05. If the total loan is $100,000, the loan contains 100 1,000s.  Therefore, 100 × 8.05 = $805 PI only  To estimate a mortgage loan amount using the amortization chart, divide the PI payment by the appropriate interest rate factor. Using the same facts as in the first example:  $805 ÷ 8.05 = $100 1,000s; or $100,000 |
| 280 | Essentially, the real estate salesperson may be either an employee or an Federal Reserve System. | Essentially, the real estate salesperson may be either an employee or an independent contractor. |
| 484, table, first row, last column | 21 | 30 |
| 516, question 83 | d. They are government-owned enterprises. | d. They are both government-owned enterprises. |
| 526, question 43 | a. Summary offense and payment of a fine not to exceed $500  b. Criminal offense and imprisonment not to exceed six months  c. Felony offense and payment of fine not to exceed $2,000 and/or up to one year imprisonment | a. Summary offense and payment of a fine not to exceed $500  b. Criminal offense and imprisonment not to exceed six months  c. Felony offense and payment of fine not to exceed $2,000 and/or up to one year imprisonment  d. Felony offense and payment of a fine not to exceed $5,000 and/or imprisonment of one to two years |
| 526, question 44 | Felony offense and payment of a fine not to exceed $5,000 and/or imprisonment of one to two years Who issues licenses and registration certificates to individuals who meet specified requirements? | Who issues licenses and registration certificates to individuals who meet specified requirements? |

**First Revision**

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| 49 | Created in 1980, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) established a fund of $9 billion, called the Superfund, to clean up uncontrolled hazardous waste sites and to respond to spills. | Created in 1980, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) established a fund of $1.6 billion, called the Superfund, to clean up uncontrolled hazardous waste sites and to respond to spills. |
| 201 | All nationally chartered banks must join the Federal Reserve and purchase stock in its district reserve banks. The Federal Reserve System regulates the flow of money and interest rates in the marketplace through its member banks by controlling their reserve requirements and discount rates. | All nationally chartered banks must join the Federal Reserve and purchase stock in its district reserve banks. Qualified state-chartered banks may also join the Fed. The Federal Reserve System regulates the flow of money and interest rates in the marketplace through its member banks (and other depository institutions) by controlling their reserve requirements and discount rates. |
| 423 | 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 |
| 465 | RESPA does not apply to the following settlements:  ■■ Loans on large properties (i.e., more than 25 acres)  ■■ Loans for business or agricultural purposes  ■■ Construction loans or other temporary financing  ■■ Vacant land loans on large properties (i.e., more than 25 acres)  ■■ Loans for business or agricultural purposes  ■■ Construction loans or other temporary financing  ■■ Vacant land (unless a dwelling will be placed on the lot within two years)  ■■ A transaction financed solely by a purchase money mortgage taken back by the seller  ■■ An installment contract (contract for deed)  ■■ A buyer’s assumption of a seller’s existing loan (If the terms of the assumed loan are modified, or if the lender charges more than $50 for the assumption, the transaction is subject to RESPA regulations.) | RESPA does not apply to the following settlements:  ■■ Loans on large properties (i.e., more than 25 acres)  ■■ Loans for business or agricultural purposes  ■■ Construction loans or other temporary financing  ■■ Vacant land loans on large properties (i.e., more than 25 acres)  ■■ Vacant land (unless a dwelling will be placed on the lot within two years)  ■■ A transaction financed solely by a purchase money mortgage taken back by the seller  ■■ An installment contract (contract for deed)  ■■ A buyer’s assumption of a seller’s existing loan (If the terms of the assumed loan are modified, or if the lender charges more than $50 for the assumption, the transaction is subject to RESPA regulations.) |
| 484, table, first column | Taxes paid to (Dec. 31,  end of tax year)  201X  12  21 | Taxes paid to (Dec. 31,  end of tax year)  201X  12  30 |
| 491 | 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. |
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