**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 *Virginia Real Estate Practice and Law, 11th Edition*.

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| **Page/Location** | **Reads Now** | **Should Be** |
| 234/Glossary | **broker** Any person or entity issued a broker’s real estate license by the Georgia Real Estate Commission pursuant to Real Estate License Law statutes. The term “broker” may also refer to the broker’s licensee affiliates, except where the context might otherwise indicate. Though BRRETA identifies a licensee’s duties and disclosures as broker obligations, affiliate licensees of the broker assume these same obligations. | **broker** In Virginia, any person or business entity, including, but not limited to, a partnership, association, corporation, or limited liability corporation, who, for compensation or valuable consideration (i) sells or offers for sale, buys or offers to buy, or negotiates the purchase or sale or exchange of real estate, including units or interest in condominiums, cooperative interest... or time-shares in a time-share program... or (ii) leases or offers to lease, or rents or offers for rent, any real estate or the improvements thereon for others. (§ 54.1-2100)  |
| 237/Glossary | **metes and bounds** Controlling real property legal description in Georgia that surveys a property's boundaries to form a geometrically enclosed outline of the parcel, always ending up at its starting point. | **metes and bounds** Legally sufficient real property description that surveys a property's boundaries by courses and distances with an identifiable starting point. |
| 237/Glossary | **ministerial acts** Services provided by real estate licensees that do not require professional judgment or skill on the part of the licensee. Acts such as these examples of which are found in BRRETA Code Section 10-6A-14 are the only services that real estate licensees are allowed to offer customers. | **ministerial acts** Routine acts that a licensee can perform for a person that do not involve discretion or the exercise of the licensee’s own judgment.  |
| 237/Glossary | **power of attorney** Legal document that gives individuals the right to sign legal documents for another. In Georgia, document must be executed with the same formality required for a deed. | **power of attorney** Legal document that gives individuals the right to sign legal documents for another. In Virginia, a specific power of attorney specifying the transaction and the parties involved is generally preferred for real estate transactions, rather than a general power of attorney. The power of attorney must be notarized and recorded with the deed. |
| 238/Glossary | **public offering statement** Written documents providing a full property disclosure to purchasers of time-share developments, as required by Georgia law. Purchaser has seven-day right of cancellation from contract signing date. | **public offering statement** Written document providing a full property disclosure to purchasers. The sale of a cooperative, a condominium, or a time-share requires the POS to fully and accurately disclose the characteristics of the project. Additionally, the Virginia Property Owners Association Act may require the use of the POS.  |