

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, 21st Edition*.

This document contains a running list of revisions made since the text was first printed. Depending on what printing you have of the book, these revisions may or may not be included.

Page/Location	Reads Now	Should Be
19		Duplicated paragraphs on factory-built housing under “Real property vs. personal property” removed
34, Figure 3.1, 1 st box 2 nd row	“Fee Simple Determinable”	“Fee Simple Absolute”
34, Figure 3.1, 1 st box 3 rd row	“Special Limitation with Possibility of Reverter”	“Fee Simple Determinable”
179-181	Figure 10.2: Sample Listing Agreement (Continued)	Figure 10.3: Sample Buyer Representation Agreement (Continued)
257, item 7	“...if they include mortgage financing terms??”	“...if they include mortgage financing terms?”
439, Appendix	Florida State website is: www.stateofflorida.com/real-estate/	https://www.myfloridalicense.com
513, emblements page reference	20	19
554, Unit 18, item 7	B	d
559, Item 28	C 78,459 OR A 72, 455 (depending on printing)	C 72, 445
561, Figure 2.3 page reference	23	22
561	FIGURE 3.1: Fee Simple Estate	FIGURE 3.1: Fee Simple Estates
561	FIGURE 3.2: Life Estate	FIGURE 3.2: Life Estates
561	FIGURE 5.2: Map of United States Showing Meridians and Base Lines	FIGURE 5.2: Map of United States Showing Principal Meridians and Base Lines
562	FIGURE 15.1: Credits and Debits 285	FIGURE 15.1: Types of Liens 295
562	FIGURE 18.2: HUD’s Advertising Guidelines	FIGURE 18.2: Acceptable Terminology
562, FIGURE M.1 page reference	443	442

562, FIGURE M.2 page reference	454	453
562, FIGURE M.3 page reference	466	465
565, emblements page references	28	19, 28
565, fixture, legal tests page reference	29	20, 29
566, fructus industrials page reference	28	19, 28
vi and viii		Removed duplication in TOC in units 12 and 18
548, Unit 13, Item 1	The answer is a purchase money mortgage. The term purchase money mortgage can mean either owner financing or any mortgage used as acquisition debt in the purchase of a property. Here the owner-seller took back a mortgage for \$47,000. An owner takeback is a purchase-money mortgage.	The answer is a purchase money mortgage. The term purchase money mortgage can mean either owner financing or any mortgage used as acquisition debt in the purchase of a property.
Page 349, Fair Housing and civil rights law	State and local municipalities have their own fair housing laws that add protected classes such as age and sexual orientation.	State and local municipalities have their own fair housing laws that add protected classes such as age.
Unit 18: Fair Housing, page 358	Added margin note	Due to Executive Order 13988 in 2021, sexual orientation and gender identity are now considered part of sex as a protected class. The protected classes remain the same (race, color, religion, sex, national origin, familial status, disability), but sexual orientation and gender identity are protected under the protected class of sex.
Page 248, Package Loans	In recent years, these kinds of loans have been very popular with	In recent years, these kinds of loans have been very popular with

	developers and purchasers of unfurnished condominiums	developers and purchasers of furnished condominiums
Page 364, Advertising, 1 st paragraph	Figure 18.2 hows some examples...	Figure 18.2 shows some examples...