

CALIFORNIA LEGAL CONSIDERATIONS IN APPRAISAL. APPRAISAL LICENSE EXAM PREPARATION. pdf

1: Reference Book - A Real Estate Guide - DRE

The law charged the Bureau of Real Estate Appraisers (BREA) with licensing real estate appraisers in the State of California and enforcing national ethical and professional standards and qualifications that comply with the mandate.

Date s the course was taught Course outline or other description detailing the specific topics covered Date and original signature of the department dean or other appropriate school official signed under penalty of perjury If a course is not BRE A approved, the instructor must submit a Petition for Equivalency Credit REA with all appropriate fees. Course Credit Requirements To receive credit for a course, an applicant must submit a course completion certificate, a college transcript from the school, an official school grade slip or other documentation acceptable to BRE A for proof of course completion. The documentation must be submitted with the application and must include all of the following information: Name of the school Name and address of the student Course number and title of the course BRE A approval number Number of hours or units of credit Date of successful completion Whether the course is classroom or online Identity and signature of verifier of course completion, completed under penalty of perjury In addition: Basic education completion certificates must include the length of time allowed for the final examination. Determining Hours of Credit for College Courses To determine the maximum number of hours of education credit which BRE A may grant for acceptable college level courses, multiply the number of semester or quarter units of credit awarded by the college times the number of weeks in the semester or quarter. A three unit course taken at a school with 18 week semesters equals a maximum of 54 hours of education credit. A five unit course taken at a school with 10 week quarters equals a maximum of 50 hours of education credit. The hours spent taking the final examination for a course are already included in these hours and are not added in separately. In addition to translating transcripts from colleges outside the United States, the credentialing service can determine if a degree is equivalent to an AA degree or a BA degree earned from an accredited college in the United States. A credentialing service is also used to determine if a specific course is equivalent to the same course taken at an accredited college in the United States. When a credentialing service is used to determine if a degree is equivalent to a degree earned in the United States, the Applicant must submit documentation from a credentialing service indicating that the college is accredited and the degree is equivalent to a degree earned from an accredited college in the United States. If a credentialing service is used to determine if a specific course is equivalent to a course taken from an accredited college in the United States, the Applicant must submit documentation from a credentialing service that the college is accredited, the course is equivalent to a specific course taken at an accredited college in the United States, and the number of semester units the course is equivalent to in the United States. The Applicant must have performed claimed work experience for a business purpose mock appraisal experience is ineligible. The Applicant may also gain work experience through case studies and practicum courses that are approved by the AQB Course Approval Program. To be acceptable for experience credit the applicant must be either: A signing appraiser; or Identified by name and BRE A license number, if licensed with the extent of the real property appraisal assistance clearly and conspicuously described in the report. State law requires that the Applicant make documentation of work experience available to BRE A upon request. Work samples are one such form of documentation. Each work sample must be an exact, non-redacted copy of the completed appraisal report s submitted to the client s for a business purpose. Categories of Experience Category 1. Fee and Staff Appraisal A real property appraisal prepared for a business purpose shall: Be a written document Use the entire appraisal process Use all appraisal methods market, cost, income customarily used for a particular property type i. See Category 9 for California tax appraisal experience. A real property appraisal prepared by an appraiser to estimate a value that is used for property tax purposes: Appraisal Experience in this category shall: Other components of the mass appraisal process, by themselves, are not eligible for experience credit. Be limited to a maximum of hours towards meeting the minimum experience hours required, but only after obtaining 1, hours of acceptable experience in

CALIFORNIA LEGAL CONSIDERATIONS IN APPRAISAL. APPRAISAL LICENSE EXAM PREPARATION. pdf

other categories. Be a written document separate from the appraisal itself. Require the review appraiser to form an opinion as to whether the analyses, opinions and conclusions in the appraisal report under review are appropriate and reasonable, as opposed to work performed by clients and users of appraisal services as a due diligence function in the context of making a business decision, such as underwriting, buying or selling. Appraisal Analysis; Category 5. Highest and Best Use Analysis; and Category 7. Feasibility Analysis and Study "Are not acceptable for reports completed after January 1, Experience in Categories shall: Teaching of Appraisal Courses - No longer eligible for experience credit. Appraisal experience in this category shall: Use highest and best use analysis, model specification developing the model , and model calibration developing adjustments to the model ; and Conform to USPAP. Assisting in the Preparation of Appraisals Experience in this category shall: Be limited to a maximum of hours towards meeting the experience requirements. Be a written document. Effectively use the appraisal process performing market research, data analysis and applying the appropriate appraisal techniques. The work experience must go beyond such tasks as taking photographs, typing the report, or other non-analytical duties. Applicants must be identified by name and BRE license number, if licensed with the extent of the real property appraisal assistance clearly and conspicuously described in the report. Review of Appraisals - Same requirements as Category 3. No practicum courses are approved at this time. BRE will not accept other formats. Earning Acceptable Experience as a Trainee General To earn acceptable hours of experience, a Trainee licensee must work under the direct technical supervision of a Certified Residential or Certified General licensed appraiser in good standing who meets the Supervisory Appraiser criteria outlined in Changes Effective section of handbook. The supervisor must be licensed at the appropriate level for the type of property being appraised. In addition, a Trainee may work for more than one supervisor. The Trainee must either: Sign the appraisal report as the appraiser; or Be identified by name and BRE license number with the extent of the real property appraisal assistance clearly and conspicuously described in the report. A maximum of hours of Category 10 experience may be credited toward meeting the minimum experience requirements. Maintain custody of the work file, or make appropriate work file retention, access and retrieval arrangements with the party having custody of the work file in accordance with the Record Keeping section of the Ethics Rule of USPAP. Personally inspect the property with the Trainee until the supervisor determines the Trainee is competent to make unsupervised inspections, in accordance with the Competency Rule of USPAP for the type of property being appraised. Accept responsibility for the appraisal report by signing and certifying that the report is in compliance with USPAP. Sign the certification of the Log of Appraisal Experience REA current as of the date the certification was signed. Supervising appraisers must be licensed at the Certified Residential or Certified General Level and have no more than three trainees under their supervision. Obtaining Experience Without a License An individual who is unlicensed may obtain appraisal experience in any of the following ways: By providing "significant real property appraisal assistance" to a licensed appraiser and properly identifying the assistance in the appraisal report. By performing the entire appraisal process under the direct technical supervision of a Certified Residential or Certified General licensed appraiser in good standing. The final conclusion to value is made by and the appraisal is signed by the supervising appraiser, with the unlicensed individual identified by name with the extent of the real property appraisal assistance clearly and conspicuously described in the report. If the unlicensed individual performs all appraisal methods customarily used for the assignment and the appraisal conforms to USPAP, the experience can qualify under Category 1 Fee and Staff Appraisal. By performing appraisals in non-federally related transactions. If the appraisals were performed for a business purpose and conform to USPAP, the experience can qualify under Category 1. Individuals unlicensed in California may not sign appraisals in federally related transactions, even if co-signed by a licensed California appraiser. After BRE reviews and makes a preliminary determination that an applicant has met the minimum requirements, BRE will send the applicant a letter informing them that they are eligible to take the exam. Payment of Examination Fees Applicants pay examination fees directly to the exam provider. Scheduling the Examination Applicants who receive a letter of exam eligibility should verify that the examination level

CALIFORNIA LEGAL CONSIDERATIONS IN APPRAISAL. APPRAISAL LICENSE EXAM PREPARATION. pdf

indicated on the letter conforms to the license level for which they applied. Applicants may then call the test administrator to schedule an examination date and choose a testing center. Applicants who require special accommodations in order to test must inform the test administrator when making the appointment. Note that testing dates, facilities and seating are limited. The applicant must successfully complete the examination within five attempts and no later than one year from the date they became eligible according to AMP records. Since reservations are subject to space availability, applicants should reserve space as early as possible. Failure to successfully complete the examination within five attempts or prior to eligibility end date will result in expiration of the application. This will require a new application, supporting documentation and payment of all appropriate fees in accordance with the requirements in existence at the time the new application is submitted. It is the responsibility of applicants to ensure that the correct examination is taken at the testing center. Examination Results Examinations are scored upon completion and applicants should receive their results immediately after completing the exam. Instructions for Applicants Who Pass the Examination Applicants who pass the examination will receive proof of successful completion from the test provider. In order to request license issuance, applicants must forward the original examination score results sheet showing successful completion, a completed Application for Issuance of a License REA , BREA requested work samples not required for Trainee level , and all appropriate fees if any still outstanding to BREA. BREA must receive applications for issuance within one year from the date the examination was successfully completed. After one year, applicants who still desire to pursue licensure must reapply as indicated above. This information is provided to BREA as part of the application process and is automatically updated should a subsequent criminal conviction occur during the period of licensure. BREA cannot extend the day temporary license and fees submitted are non- refundable. See Family Code section These rights are contained in California Government Code Section et seq. Applicants should become familiar with these sections as failure to timely protect these rights may result in the loss of any right. To assist BREA with this review process, please ensure you include all of the following with your application for each offense: A written explanation of the incident including current status, address criteria of rehabilitation in your statement and attach it to the application Part B questions. A copy of police report. A complete copy of the court docket. If charges were dismissed without a conviction, provide a copy of the court document evidencing dismissal of the charges. If a conviction has been purged, the applicant must still disclose the conviction unless entitled to an exemption based upon successful completion of a diversion program, a judicial determination of factual innocence or other order of court which expressly provides for such exemption. Applicants claiming this exemption must provide BREA with a certified copy of the court order or other authority for the exemption. However, convictions adjudicated in the juvenile court or convictions more than two years old under California Health and Safety Code, Sections b , c , d , e , or b should not be reported. Applicants must also disclose the following pleas or convictions: Nolo Contendre or No Contest Applicants who pled Nolo Contendre or No Contest to a crime must still disclose the resulting conviction on the application. Evidence of Rehabilitation Applicants are given an opportunity to explain any offense or criminal conviction. In addition to providing an explanation, BREA may require applicants to demonstrate proof of rehabilitation subsequent to the acts or the actions that are the basis of the conviction in accordance with the Criteria for Rehabilitation as stated in Article 12, Title 10, California Code of Regulations, Section Records Applicants are required to provide certified copies of the court records, including the complaint, complete docket, judgment and sentence and probation report, if any, for any convictions.

CALIFORNIA LEGAL CONSIDERATIONS IN APPRAISAL. APPRAISAL LICENSE EXAM PREPARATION. pdf

2: Appraisal License State Exam Cram Prep

If you already met your pre-license education requirements and need to prepare for the state exam, this is the option for you. You will have access to valuable questions that help you prepare for the state exam right at your fingertips!

If you are new to the California real estate appraisal profession, this is the licensing package for you. Meets new BREB regulations! This program provides you with a solid background of the appraisal field as well as the facts and reasoning to provide accurate valuations of property. Learn how to become an effective appraiser with the tools to estimate the current market value of a home. In order for a Trainee to earn acceptable experience, both the Supervisor and the Trainee must meet their duties and obligations. The main function of the Supervisory Appraiser is to help prepare a Trainee to demonstrate professional competence and work independently upon issuance of full licensure. The course presents an overview of The Appraisal Foundation, its Boards, and their roles in establishing criteria for appraisals and qualifications for credentialed appraisers. Students will learn the AQB minimum qualifications for becoming and remaining a Supervisory Appraiser and for becoming a Trainee Appraiser. Both must meet their requirements and accept their responsibilities in order for the Trainee to obtain the required hours of experience. Federal and State Laws and Regulations Course 4 Hours There are several Federal and California State laws and regulations that provide the basis for appraisals and appraiser activity in California. Therefore, it is incumbent on all state-licensed or certified real property appraisers to understand and comply with these laws and regulations. This course is designed to comply with the requirement established by California for each state-licensed or certified real property appraiser to take 4 hours of education on federal and state laws and regulations. This course provides continuing education hours for the licensed real estate appraiser. It is intended to enhance the knowledge and effectiveness of appraisers in all license categories and is approved by the Bureau of Real Estate Appraisers for 4 hours of continuing education. Access to specific assignments will be restricted to ensure that students accumulate the required seat time. You will distinguish among the real property concepts and characteristics. Legal considerations and economic principles will be reviewed. Characteristics of the real estate markets will be discussed. From this discussion, you will understand how integral the markets are to real estate transactions. In addition, you will examine the appraisal process, including the three main appraisal methods that are used to develop an opinion of value along with the highest and best use. You will learn how to inspect the subject property and how to identify items that an appraiser must consider when inspecting the exterior and interior of a property. The steps involved in the reconciliation process will be analyzed, and the appraisal reports that are recognized by USPAP will be identified. You will gain a better understanding of the importance of ethical appraisal practices by reviewing the USPAP standards that appraisers must follow in federally regulated transactions. Appraisal math and statistical concepts will be outlined as well. As such, students will not be permitted to access the Final Exam until they have logged 47 real hours minutes in the course and have successfully passed all required assignments. The contents of USPAP is fully explored, utilizing numerous, compelling case examples that enable the student to understand the application of USPAP in real world scenarios, along with assessment opportunities to challenge the student throughout the course. This course will focus on the Fannie Mae form for residential real estate, which is the most common type of property that a new appraiser will encounter. As such, they will not be permitted to access the Final Exam until student have logged 8. This course will prepare the student to identify specific property, recognize factors affecting real estate, and present analyzed facts in a coherent, organized format that is consistent with USPAP standards. The fundamentals of the valuation and appraisal process are addressed. The student will learn about ethics, economic principles of value, and the real estate market, in addition to the process of estimating improvement costs and application of the cost approach. Students will learn how to identify specific property, recognize factors affecting real estate, and how to present analyzed facts in a coherent, organized format consistent with USPAP standards. As such, students will not be permitted to access the Final Exam until

CALIFORNIA LEGAL CONSIDERATIONS IN APPRAISAL. APPRAISAL LICENSE EXAM PREPARATION. pdf

student have logged Students will learn about real estate, real property interests, and the factors that affect types of value. The appraisal process along with the types of depreciation and methods of calculation will be discussed. In order to apply for membership, students must successfully complete their course. Membership offers appraisers the following benefits: From there, students may launch a calendar of available dates and times. Once scheduled, students will receive a confirmation email with additional instructions. These changes are concentrated on the minimum qualifications appraisers need to obtain a license or upgrade to another license level. The requirements are effective for individuals seeking a real property appraisal license after January 1, Visit your state regulator for more information. Enroll now or talk with an Allied Representative today.

CALIFORNIA LEGAL CONSIDERATIONS IN APPRAISAL. APPRAISAL LICENSE EXAM PREPARATION. pdf

3: Real Estate Courses - CA Realty Training

The Appraisal Institute's Practice Examination Questions for Real Estate Appraisers has been developed to help students and trainees prepare for various examinations presented by educational providers, state appraiser boards, or other presenters of.

Click here for a topic matrix. The course covers basic real property concepts and characteristics, legal considerations associated with defining, using, and transferring real estate, financing real estate, externalities that influence real estate value, classic economic principles, the application of economic principles to real estate, real estate markets and analysis, and ethics as they relate to the appraiser. This course represents a critical piece of the knowledge foundation that is required for a student to begin their appraisal career. The final exam must be taken under the supervision of a proctor. The guidelines for identifying and utilizing a qualified proctor are provided under the Testing link above. Additionally, the student must submit an affidavit certifying that the person receiving credit for the course is the same person who took the course. All exams are taken on the Internet, and the exams are instantly graded. Course materials The following reference book is provided by VanEd: Using the Course Materials The course is designed to use the course textbook in close conjunction with the internet material as follows: All chapter exams must be successfully completed prior to taking the online final exam. Quizzes, exercises and exams are all graded instantly. Exercises include mathematical calculators, interactive worksheets, keyword concepts and short answers. Testing All testing and grading will occur online. Testing includes quizzes, section exams, and a final exam. Quizzes are intended to reinforce important concepts and are distributed throughout the course. There is typically one quiz for each two or three pages of text material and each quiz question references the relevant page in the text. If, after two attempts, there are still incorrect answers to the quiz, the correct answers are provided. All quizzes within a section must be completed prior to taking the section exam. There are two types of exams: A passing score of 75 percent is required for each exam, and students must pass all exams to complete the course. Exams are graded immediately and results provided online. Final Exam Proctor The course final exam must be taken online in the presence of a proctor according to the following guidelines: Identify a proctor - acceptable proctors include:

4: CA Realty School - Online Classes

If you are new to the California real estate appraisal profession, this is the licensing package for you. Meets new BREA regulations! Allied's Real Estate Appraisal Licensing Program enables you to complete your required hours of appraisal education from the comfort of your home.

5: Licensing Handbook

Prepare to pass your exam on the first try with our California real estate trainee appraisal license online course. OnCourse Learning makes becoming a real estate appraiser easy. Our course is a convenient & cost effective means of studying for and passing your exam.

6: Exam for County Appraiser | www.enganchecubano.com

Appraiser licensing exams are typically for the real estate industry. Those who are planning on taking AQB Certified General Appraiser exams can go to www.enganchecubano.com for full exam prep courses. For a.

7: Arizona Appraisal Qualifying Education Classes | Champions School of Real Estate

CALIFORNIA LEGAL CONSIDERATIONS IN APPRAISAL. APPRAISAL LICENSE EXAM PREPARATION. pdf

I took the County test before I got my job and found it was very similar to the CA OREA exam only not as tough. If you have exam preparation materials for the private sector/fee appraiser licensing exam you should study those and you'll be fine.

8: Appraisal Qualifying Education Classes | Champions School of Real Estate

The Bureau updates licensing information for Residential, Certified Residential, and Certified General levels in real time to the Appraisal Subcommittee's (ASC) National Appraiser.

9: Basic Appraisal Principles: Online Course

Basic Appraisal Principles -- Find this course in your state -- CA CO CT GA HI IA IN KS LA ME MI MS NJ NV OR PA SD TX UT VA WA WI WY The Basic Real Estate Appraisal Principles Course is a hour introductory appraisal course that meets the standards set forth by The Appraisal Foundation's required core curriculum.

CALIFORNIA LEGAL CONSIDERATIONS IN APPRAISAL. APPRAISAL LICENSE EXAM PREPARATION. pdf

*UP TO THE STARTING LINE The Mahabharata, Volume 2: Book 2: The Book of Assembly; Book 3 Testing your blood
Pj masks story book Protection of Women from Domestic Violence Act, 2005 (Central Act 43 of 2005 and the Protection
of Women Cake keeper cakes Reel 164. Sept. 1, 1932 July 30, 1933 vol. 270-271 Health system application My stroke
of luck Women in mass communication The rape of nanking iris chang Politics and ideology of the Colombian peasant
movement Twist of the wrist. Geochemical processes in soil and groundwater Advantage Reading Grade K The Inspired
Chicken Motel The gospel of swadeshi Enjoy living through yoga Information technology and evidence-based laboratory
medicine Jonathan Kay Cambridge english proficiency cpe practice tests with key Facilitating sustainable mountain
tourism Capitalism in Contention Cbs sports fantasy football draft guide Nonparametric statistical methods 3rd edition
Rousing the nation Afetrword and End Notes Psychology for health and social care Rbi assistant 2017 books Gas-assist
injection molding Management of lipid disorders Effective ing pre intermediate Brownian bridge asymptotics for random
mappings MotionGraphics film tv Islamic studies notes in english Brotherband the invaders Michelangelos Sistine
Chapel Ceiling in Cross-stitch Super horoscope Aries, 2010 Database systems design implementation management
edition 12th My Horse A Jukebox (Native American Literature Ser.) Ncl gem deck plans*