

## 1: Commercial Real Estate Investing for Dummies | Commercial Property Advisors

*Commercial Real Estate Investing For Dummies covers the entire process, offering practical advice on negotiation and closing win-win deals and maximizing profit. From office buildings to shopping centers to apartment buildings, it helps you pick the right properties at the right time for the right price.*

Real Estate for Dummies! We understand you are not a dummie. However, we are helping you take the guess work out of the vast array of Real Estate terms and answering those Frequently Asked Questions. This library includes thousands of real estate questions that emanated from consumers. Answers were prepared by an independent team of reporters who specialize in real estate.

**Acceleration Clause** A clause in your mortgage which allows the lender to demand payment of the outstanding loan balance for various reasons. The most common reasons for accelerating a loan are if the borrower defaults on the loan or transfers title to another individual without informing the lender.

**Adjustable-rate Mortgage ARM** A mortgage in which the interest changes periodically, according to corresponding fluctuations in an index. All ARMs are tied to indexes.

**Adjustment Date** The date the interest rate changes on an adjustable-rate mortgage.

**Amortization** The loan payment consists of a portion which will be applied to pay the accruing interest on a loan, with the remainder being applied to the principal. Over time, the interest portion decreases as the loan balance decreases, and the amount applied to principal increases so that the loan is paid off amortized in the specified time.

**Amortization Schedule** A table which shows how much of each payment will be applied toward principal and how much toward interest over the life of the loan. It also shows the gradual decrease of the loan balance until it reaches zero. It is a value created according to a government formula intended to reflect the true annual cost of borrowing, expressed as a percentage. It works sort of like this, but not exactly, so only use this as a guideline: You will come up with a number close to the APR. Because you are using the same payment on a smaller amount, the APR is always higher than the actual note rate on your loan.

**Appraisal** A written justification of the price paid for a property, primarily based on an analysis of comparable sales of similar homes nearby. Since an appraisal is based primarily on comparable sales, and the most recent sale is the one on the property in question, the appraisal usually comes out at the purchase price.

**Appraiser** An individual qualified by education, training, and experience to estimate the value of real property and personal property. Although some appraisers work directly for mortgage lenders, most are independent.

**Appreciation** The increase in the value of a property due to changes in market conditions, inflation, or other causes.

**Assessed Value** The valuation placed on property by a public tax assessor for purposes of taxation.

**Assessment** The placing of a value on property for the purpose of taxation.

**Assessor** A public official who establishes the value of a property for taxation purposes.

**Asset** Items of value owned by an individual. Other assets include real estate, personal property, and debts owed to an individual by others.

**Assignment** When ownership of your mortgage is transferred from one company or individual to another, it is called an assignment.

**Assumable Mortgage** A mortgage that can be assumed by the buyer when a home is sold.

**Balloon Mortgage** A mortgage loan that requires the remaining principal balance be paid at a specific point in time. For example, a loan may be amortized as if it would be paid over a thirty year period, but requires that at the end of the tenth year the entire remaining balance must be paid.

**Balloon Payment** The final lump sum payment that is due at the termination of a balloon mortgage.

**Bankruptcy** By filing in federal bankruptcy court, an individual or individuals can restructure or relieve themselves of debts and liabilities.

**Bill of Sale** A written document that transfers title to personal property. For example, when selling an automobile to acquire funds which will be used as a source of down payment or for closing costs, the lender will usually require the bill of sale in addition to other items to help document this source of funds.

**Biweekly Mortgage** A mortgage in which you make payments every two weeks instead of once a month. The basic result is that instead of making twelve monthly payments during the year, you make thirteen. The extra payment reduces the principal, substantially reducing the time it takes to pay off a thirty year mortgage. They charge a set-up fee and a transfer fee for every payment. Your funds are deposited into a trust account from which your monthly payment is then made, and the excess funds then remain in the trust account until enough has accrued to make the additional payment

which will then be paid to reduce your principle. You could save money by doing the same thing yourself, plus you have to have faith that once you transfer money to them that they will actually transfer your funds to your lender. Bond Market Usually refers to the daily buying and selling of thirty year treasury bonds. Lenders follow this market intensely because as the yields of bonds go up and down, fixed rate mortgages do approximately the same thing. The same factors that affect the Treasury Bond market also affect mortgage rates at the same time. That is why rates change daily, and in a volatile market can and do change during the day as well. Bridge Loan Not used much anymore, bridge loans are obtained by those who have not yet sold their previous property, but must close on a purchase property. The bridge loan becomes the source of their funds for the down payment. One reason for their fall from favor is that there are more and more second mortgage lenders now that will lend at a high loan to value. In addition, sellers often prefer to accept offers from buyers who have already sold their property. Broker Broker has several meanings in different situations. In the mortgage industry, broker usually refers to a company or individual that does not lend the money for the loans themselves, but broker loans to larger lenders or investors. See the Home Loan Library that discusses the different types of lenders. As a normal definition, a broker is anyone who acts as an agent, bringing two parties together for any type of transaction and earns a fee for doing so. These funds usually come from the seller or some other source as a financial incentive to induce someone to buy their property. They can accomplish this because the note rate on the loan after the buydown adjustments will be higher than the current market rate. Another reason is that a borrower may expect his earnings to go up substantially in the near future, but wants a lower payment right now. Call Option Similar to the acceleration clause. Cap Adjustable Rate Mortgages have fluctuating interest rates, but those fluctuations are usually limited to a certain amount. There is a limit on how much that payment can change each year, and that limit is also referred to as a cap. Certificate of Deposit Index One of the indexes used for determining interest rate changes on some adjustable rate mortgages. It is an average of what banks are paying on certificates of deposit. Chain of Title An analysis of the transfers of title to a piece of property over the years. Clear Title A title that is free of liens or legal questions as to ownership of the property. Closing This has different meanings in different states. A lender makes an attempt to estimate the amount of non-recurring closing costs and prepaid items on the Good Faith Estimate which they must issue to the borrower within three days of receiving a home loan application. Closing Statement See Settlement Statement. Cloud on Title Any conditions revealed by a title search that adversely affect the title to real estate. Usually clouds on title cannot be removed except by deed, release, or court action. Co-borrower An additional individual who is both obligated on the loan and is on title to the property. Collateral In a home loan, the property is the collateral. The borrower risks losing the property if the loan is not repaid according to the terms of the mortgage or deed of trust. Collection When a borrower falls behind, the lender contacts them in an effort to bring the loan current. Commission Most salespeople earn commissions for the work that they do and there are many sales professionals involved in each transaction, including Realtors, loan officers, title representatives, attorneys, escrow representative, and representatives for pest companies, home warranty companies, home inspection companies, insurance agents, and more. The commissions are paid out of the charges paid by the seller or buyer in the purchase transaction. Realtors generally earn the largest commissions, followed by lenders, then the others. They are charges paid to the Homeowners Association by the owners of the individual units in a condominium or planned unit development PUD and are generally used to maintain the property and common areas. Common areas include swimming pools, tennis courts, and other recreational facilities, as well as common corridors of buildings, parking areas, means of ingress and egress, etc. Common Law An unwritten body of law based on general custom in England and used to an extent in some states. Community Property In some states, especially the southwest, property acquired by a married couple during their marriage is considered to be owned jointly, except under special circumstances. This is an outgrowth of the Spanish and Mexican heritage of the area. Comparable Sales Recent sales of similar properties in nearby areas and used to help determine the market value of a property. Often mistakenly referred to as a type of construction or development, it actually refers to the type of ownership. Condominium Conversion Changing the ownership of an existing building usually a rental project to the condominium form of ownership. Condominium Hotel A condominium project that has

rental or registration desks, short-term occupancy, food and telephone services, and daily cleaning services and that is operated as a commercial hotel even though the units are individually owned. These are often found in resort areas like Hawaii. Construction Loan A short-term, interim loan for financing the cost of construction. The lender makes payments to the builder at periodic intervals as the work progresses. Contingency A condition that must be met before a contract is legally binding. For example, home purchasers often include a contingency that specifies that the contract is not binding until the purchaser obtains a satisfactory home inspection report from a qualified home inspector. Contract An oral or written agreement to do or not to do a certain thing. Convertible ARM An adjustable-rate mortgage that allows the borrower to change the ARM to a fixed-rate mortgage within a specific time. Cooperative co-op A type of multiple ownership in which the residents of a multiunit housing complex own shares in the cooperative corporation that owns the property, giving each resident the right to occupy a specific apartment or unit. Credit An agreement in which a borrower receives something of value in exchange for a promise to repay the lender at a later date. Credit histories are reviewed by mortgage lenders as one of the underwriting criteria in determining credit risk. Creditor A person to whom money is owed. Credit Repository An organization that gathers, records, updates, and stores financial and public records information about the payment records of individuals who are being considered for credit. Debt An amount owed to another. Deed The legal document conveying title to a property.

## 2: Real Estate License Exams for Dummies by John A. Yoegel

*From Real Estate License Exams For Dummies, 3rd Edition. By John A. Yoegel. Taking a state real estate exam is necessary for becoming a licensed real estate agent. Every state requires real estate agents to have a license and to take and pass a state examination to get that license.*

The more I read about financial success and passive income, the more I hear about real estate. As I was starting to think about making my first real estate investment I realized it was a subject in which I was never formally educated. This provided me with a great foundation. One thing that just about every one of us can be sure of in our lives is that we are going to be dealing with real estate in one way or another. For most of us I hope this means we will be acquiring real estate assets, and with all of financing options available today, real estate ownership can be realized by almost anyone. Even if you never do buy a piece of real estate, you will still have to deal with landlords and real estate laws. With that said, how many of us grew up with an education in real estate? I am willing to bet that the answer is very few since it is not something currently mandatory in our education system. At the very least, everyone who makes it through high school or college should be granted the basic fundamentals of real estate and property ownership. That of course is a whole different topic. My point is that the knowledge contained in this book can serve each and every reader in some way. They also serve as great reference material. I am sure you will see a few more reviews from me on this brand of books in the future. Real Estate Investing for Dummies covers the whole gamut of topics and information. Topics include raising money, understanding real estate, finding properties, deciding between property types, operating the property, financing options, selecting and working with a broker, dealing with and selecting tenants and tax implications. There is even a sample purchase agreement included in the back. You may find that your broker, assuming you have chosen a knowledgeable one, will be up to speed with many of these topics and will be willing to provide you with much more in depth information on the most important topics of your proposed investment. It is of course always smart and prudent to come into a broker relationship with a strong foundation of knowledge from which to build. Real Estate Investing for Dummies gives you that base. The title is perfectly descriptive. Some not so obvious points include developing a market niche, refinancing and adding value through change in use. Historically real estate investing has been one of the most lucrative investments of all time. There are many benefits to real estate as an investment that you will not find else where, and of course there are the negatives too. Take action by starting your real estate education today. There is no downside to understanding the industry and the odds are that it will have great implications on your future net worth. As you read more about investing and investment vehicles, your interest will likely begin to perk. You may find after reading and learning about real estate, that it is the last place you would like to put your money from an investment stand point. If that is all you get out of this book then great. That too may be one of your more valuable lifetime financial learnings. The important thing is to expand your knowledge on this topic to allow yourself to make more accurate decisions toward your financial success in the future. This read is your way of taking action today to get closer to that goal.

## 3: Real Estate Investing For Dummies by Eric Tyson

*Online shopping from a great selection at Books Store.*

## 4: Real Estate Exam For Dummies on the App Store

*Real Estate For Dummies has everything you need to pass the exam and join the ranks as a professional real estate agent. Featuring + practice questions, quizzes, mnemonics and strategies, Real Estate For Dummies helps you get the score you need.*

## 5: Real Estate for Dummies! | Wallingford Realty Inc

*Real Estate License Exams For Dummies by John A. Yoegel Your ticket to passing the real estate license exam In order to become a licensed real estate agent, you must pass your state's real estate licensing exam-and with this hands-on guide, you'll get everything you need to succeed.*

### 6: Real Estate Agent for dummies : Free Download, Borrow, and Streaming : Internet Archive

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### 7: Real Estate Exam For Dummies - Sign In

*Real Estate for Dummies! We understand you are not a dummy. However, we are helping you take the guess work out of the vast array of Real Estate terms and answering those Frequently Asked Questions.*

### 8: Real Estate Exam For Dummies - Home

*Commercial Real Estate Investing For Dummies covers the entire process, offering practical advice on negotiation and closing win-win deals and maximizing profit. From office buildings to shopping centers to apartment buildings, it helps you pick the right properties at the right time for the right price.*

### 9: A Beginner's Introduction to Real Estate Investing: Free Course

*www.enganchecubano.com/commercialpropertyadvisors Commercial real estate investing for dummies by the author of the book Commercial Real Estate Investing for Dummies.*

*Religious Costumes (Twentieth-Century Developments in Fashion and Costume) Diffusion of power. An introduction to ordinary civil procedure in the Sheriff Court The foreign SS divisions Flight of the Moonbirds Instructional media and the new technologies of instruction Sama veda in telugu Eve and David. Lost illusions Part 3 (Lost Illusions) Appointing and Managing Learning Support Assistants Vatuka bhairava stotram in telugu Effect of oxygen in coal Information Economy in the U. S. Its Effect on Libraries and Library Networks (Network Planning Paper, No The biology of belief or 2001 Miller Gaas Practice Manual The buckwheat (Tales of Hans Christian Andersen) An iterated nested least-squares algorithm for fitting multiple data sets Would occur during the coding of raw data and reporting. Each reduction Minutes of the Vienna Psychoanalytic Society, 1910-1911 (Minutes of the Vienna Psychoanalytic Society) Self immolation, or, The sacrifice of love Character traits 3rd grade Baptists on the American frontier The metrical theory of Jacobi-Perron algorithm. Untitled Valdemar #1 (Valdemar) Coping with health risks and risky behavior Assessment of short-term treatment groups with adjudicated first offender shoplifters Dan W. Edwards, Geo Of compounds internals Im a goofy goober rock sheet music Iodine and selenium Systems Biology and Computational Proteomics Pennies in the Fountain Forms of intuition Courthouses of Texas Australian-Japanese business transactions Rex Libris Volume One Tolleys Taxation in Corporate Insolvency Research paper on cryptography The Way of Kendo and Kenjitsu Qualities of a good business plan The filmgoers companion Study supplement to accompany mastering mathematical skills*