COURSE NUMBER: RELE 1325

COURSE TITLE: REAL ESTATE MATHEMATICS

COURSE DESCRIPTION:

Mathematical logic and basic arithmetic skills including percentages, interest, time-valued money, depreciation, amortization, proration, and estimation of closing statement. 3 credit hours. (W)

CREDIT HOURS: 3  LECTURE HOURS: 3

COLLEGE REPEAT POLICY: A student may repeat this course only once after receiving a grade, including “W”.

STUDENT LEARNING OUTCOMES:

After successful completion of this course, the student should be able to:

1.0 DEMONSTRATE COMPETENCY IN BASIC MATHEMATICS.
   1.2 Perform addition of whole and decimal numbers.
   1.3 Convert fractions to decimal numbers.
   1.4 Convert decimal number to fractions.
   1.5 Reduce fractions to the lowest common denominator.
   1.6 Perform the mathematical functions of addition, subtraction, multiplication and division with fractions.
   1.7 Perform the above mathematical functions with decimal numbers
   1.8 Define the terms: product, sum, difference, quotient, divisor, dividend

2.0 DEMONSTRATE PROFICIENCY IN CALCULATING THE AREA AND VOLUME OF COMMON BUILDING SHAPES.

   2.1 Convert measurements from one unit of measurement to another.
   2.2 Demonstrate the use of the mathematical formulas to solve these area, volume and linear problems.
   2.3 Recognize the different geometric shapes needed in order to reach problem solutions.
   2.4 Calculate the square footage of rectangular and square shapes and/or actual floor plans.
3.0 DEMONSTRATE PROFICIENCY CALCULATING REAL ESTATE RELATED PROBLEMS.
3.1 Calculate commission.
3.2 Calculate the sales, list and net price problems.
3.3 Calculate depreciation.
3.4 Calculate the value of a property using the cost approach.
3.5 Determine real property value using the income approach formula.

4.0 DEMONSTRATE A WORKING KNOWLEDGE OF BASIC REALS ESTATE FINANCE CALCULATIONS.
4.1 Calculate loan to value ratios.
4.2 Define the following terms: interest, discount points, yield, amortization payment schedules.
4.3 Calculate a monthly payment on an amortized loan when given the loan amount, the interest rate, and the term of the loan.

5.0 DEMONSTRATE PROFICIENCY COMPUTING AD VALOREM AND PROPERTY TRANSFER TAXES.
5.1 Calculate tax rates from tax amounts and property value.
5.2 Calculate property value from tax rates and tax amounts.

6.0 DEMONSTRATE A WORKING KNOWLEDGE OF REAL PROPERTY DESCRIPTIONS.
6.1 Calculate property dimensions and size using the rectangular survey.
6.2 Calculate property size by using the metes and bounds description.

7.0 DEMONSTRATE A WORKING KNOWLEDGE OF PRORATED INCOME AND EXPENSES.
7.1 Calculate the prorations for different charge and show a credit or debit.
7.2 Explain the difference in a “banker’s year” and a calendar year.

8.0 DEMONSTRATE A WORKING KNOWLEDGE OF TECHNOLOGY APPLICABLE TO REAL ESTATE MATTERS.
8.1 Locate information on the Texas Real Estate Commission web site.
8.2 Locate information on the Real Estate Center web site.
8.3 Locate various “loan calculator” web sites.

ATTENDANCE POLICY:
A maximum of two class sessions (cumulative maximum of 8 hours) may be missed. Arriving late or leaving early will be counted against the allowable 8 hours. If you have missed more than 2 class sessions or 8 hours total you will receive a failing grade for the course.
You are responsible for finding out the materials missed and **you must select a classmate** to advise you of the materials you missed, any changes in schedule and to collect materials for you for the days that you are late or absent. Withdrawing from a course is a formal procedure which must be done by the date stated on the first page. This must be done by the student. The instructor cannot do it for you. If you simply stop attending you will receive a failing grade for the course.

The last day to withdraw from this course is stated in the Collin Registration Guide and on the front page of this syllabus.

**Religious Holy Days:** please refer to the current Collin Student Handbook.

**ADA STATEMENT:**

It is the policy of Collin County Community College to provide reasonable accommodations for qualified individuals who are students with disabilities. This College will adhere to all applicable federal, State and local laws, regulations and guidelines with respect to providing reasonable accommodations as required to afford equal educational opportunity. It is the student’s responsibility to contact the ACCESS office, SCC-G200 or 972.881.5898 (V/TTD:972.881.5950) in a timely manner to arrange for appropriate accommodations.

**ACADEMIC ETHICS:**

The College District may initiate disciplinary proceedings against a student accused of scholastic dishonesty. Scholastic dishonesty includes, but is not limited to, statements, acts, or omissions related to applications for enrollment or the award of a degree, and/or the submission as one’s own work material that is not one’s own. Scholastic dishonesty may involve, but is not limited to, one or more of the following acts: cheating, plagiarism, collusion, use of annotated texts or teacher’s editions, and/or falsifying academic records.

**Plagiarism** is the use of an author’s words or ideas as if they were one’s own without giving credit to the source, including, but not limited to, failure to acknowledge a direct quotation.

**Cheating** is the willful giving or receiving of information in an unauthorized manner during an examination, illicitly obtaining examination questions in advance, copying computer or Internet files, using someone else’s work for assignments as if it were one’s own, or any other dishonest means of attempting to fulfill the requirements of a course.

**Collusion** is intentionally aiding or attempting to aid another in an act of scholastic dishonesty, including but not limited to, providing a paper or project to another student; providing an inappropriate level of assistance; communicating answers to a classmate during an examination; removing tests or answer sheets from a test site, and allowing a classmate to copy answers.