Errata for North Carolina Real Estate Principles and Practices 8e

Chapter 8
• Answer key #2, Estimating Net to Seller
  o The $165,000 should be $165,500 so the solution should appear as:
    ▪ 1st line $217,500 to be $218,000
    ▪ 3rd line $217,500 to be $218,000
    ▪ 4th line to be $218,000 / 95% = $229,474 (page 243)

Chapter 10
• In review question 7, change last word in choice C to offeror (page 331).

Chapter 11
• Last four lines of solution to problem 9 have been removed (page 394)

Chapter 12
• In “Practice Settlement Statement Entries and Calculations” section, item 1, four lines from the bottom, estimated annual property taxes changed from “$1,710” to $1,800 (page 443).
• In “Solutions to Practice Settlement Statement Entries and Calculations” section, number 1:
  o In the first table:
    ▪ Escrow for Taxes changed from $713 to $750
    ▪ $201,445.20 changed to $201,482.20 [x3]
    ▪ Due from Buyer changed from $44,195.20 to $44,232.20
  o Under “Property Taxes”:
    ▪ $1,710 changed to $1,800
  o Under “Escrows for Taxes and Insurance”
    ▪ $1,710 ÷ 12 = $143 property taxes per month
    ▪ $143 × 5 = $713 debit to buyer
    changed to
    ▪ $1,800 ÷ 12 = $150 property taxes per month
    ▪ $150 × 5 = $750 debit to buyer (page 445)
• In “Solutions to Practice Settlement Statement Entries and Calculations” section, number 2:
  o In first table
    ▪ “Accrued Interest” row deleted
    ▪ “$100” in Property Taxes row moved over to Seller Credit column
    ▪ Subtotals changed from “$75,647” to $75,390 and from “$175,000” to $175,100
    ▪ Balance Due/Seller changed from “$99,353” to $99,710 (page 445)
  o Under “Property Taxes”
    ▪ “debit” changed to credit in “$2 × 50 = $100 debit to seller for 50 days” (page 446)
• In review question 8, in answer choice D, words “and a credit to the buyer” have been eliminated, making the answer choice just debit to the seller (page 449).

Chapter 20
• In review question 5, case should be cash (page 626).

Answer Key
Chapter 7: Real Estate Brokerage and the Law of Agency (page 939)

Note: Answer number 3 is new and all others have been renumbered by one.

16. B

Chapter 13: Property Valuation (page 946)

32. Final four numbers in right-most column all moved up one row

Appendix A: Practice Exam Preparation Tips and Strategies and Practice National and State Examinations

Sample National Examination

Marketing Regulations (Purchase and Rental) (page 949)

79. A