

Real Estate Math - Qualifying Real Estate Approval Form

FOR TREC USE ONLY

Mathematics of Real Estate Finance (cont'd)
Interest; amortization

Suggested Length of Unit (min.) On Page #

included	Not included	Comments
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Loan Payment Factors	25	_____
Mortgage Insurance Premiums	25	_____
FHA Mortgage Insurance Premiums (MIPs)	25	_____
VA Funding Fees	25	_____
Private Mortgage Insurance (PMI) Premiums	25	_____
Loan Commitment and Origination Fees	30	_____
Loan Discount Points	25	_____
Buyer's Loan Qualification Ratios	30	_____
Calculation of Loan Amounts and Down Payments	30	_____
Mortgage Loans - Overview	30	_____
Amortization Calculations	30	_____

SUBTOTAL 400

Appraisal Methods
Depreciation; time value of money

Opinion of Value	25	_____
Sales Comparison Approach	25	_____
Cost Approach	25	_____
Income Capitalization Approach	25	_____

SUBTOTAL 100

Closing Statements
Estimation of Closing Statements; prorations

Federally Required Closing Forms	60	_____
Closing Disclosure Forms and Settlement Statement		
Credits	25	_____
Entry of Figures	20	_____
Prorating Insurance	15	_____
Prorating Interest on Loans	15	_____
Reconciliation	15	_____
Scenario Based Learning Exercise	30	_____

SUBTOTAL 180

Investment Analysis
Time Value of Money; prorations

Real Estate as an Investment	15	_____
Capitalization Rates	15	_____
Market Extraction of Data	15	_____
Cost Basis Analysis	10	_____
Cash-on-Cash Return	10	_____
Discounted Cash Flows	10	_____
1031 Tax Deferred Exchanges	15	_____

SUBTOTAL 90

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Commercial Lease Calculations

Percentages; prorations

Suggested Length of Unit (min.) On Page #

Rent per Square Feet	10	_____
Percentage Rent Lease	15	_____
Index (Variable) Lease Calculations	15	_____
Prorating Rent	15	_____
Prorating Maintenance Fees	15	_____
Exercise(s)	30	_____
SUBTOTAL	100	

TOTAL MINUTES 1500

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