

# Package #702 Forming Real Estate Syndicates and Carryback Creating Financing

3474 Niki Way, Riverside CA 92507 | Phone 951.781.7300 | [www.firsttuesday.us](http://www.firsttuesday.us)

DRE Sponsor No. 0473 | Correspondence/Internet Course

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## General Information

### Course Titles, Descriptions, Hours and DRE Category

**Forming Real Estate Syndicates (15 hours of Consumer Protection):** Learn to create investment groups to control large income properties with an LLC liability shield for all participants. **Exam:** 1 45-question exam, 45 minutes allowed.

**Creating Carryback Financing (12 hours of Consumer Protection):** Learn the financial benefits, risks, legal consequences and the deferred tax impact of carryback financing arrangements. **Exam:** 1 45-question exam, 45 minutes allowed.

**Office Management (3 hours of Management and Supervision):** A critical analysis of how real estate brokers are to establish policies, rules and procedures for managing their offices and limit their exposure to risk. Also covered is the tracking of agent activities, records, funds and reports, as well as the appointment and supervision of an office manager, and implementing a successful marketing strategy. **Exam:** 1 15-question exam, 15 minutes allowed.

**Agency (3 hours of Agency):** Agency and representation are synonymous in real estate transactions. Learn how a broker, by accepting employment from a client, undertakes the task of aggressively using due diligence to represent the client - to meet the client's purpose for retaining the broker. **Exam:** 1 15-question exam, 15 minutes allowed.

**Fair Housing (3 hours of Fair Housing):** Fair Housing focuses on the federal and state housing laws which relate to the sale and rental of property, such as prohibitions against redlining, discriminatory advertisement, refusing to show properties and blockbusting. **Exam:** 1 15-question exam, 15 minutes allowed.

**Trust Funds (3 hours of Trust Fund Handling):** Trust Funds covers the management and accounting of trust funds belonging to others which a broker handles in the course of their business. **Exam:** 1 15-question exam, 15 minutes allowed.

**Ethics (3 hours of Ethics):** A review of the procedures for maintaining professional standards in all real estate transactions to ensure truthful and reputable conduct by real estate licensees. Topics include how to disclose a conflict of interest, the proper handling of a counteroffer form, property disclosures, the accurate representation of mortgage terms and prohibited practices, such as use of kickbacks, price fixing and restricted MLS access. **Exam:** 1 15-question exam, 15 minutes allowed.

**Risk Management (3 hours of Risk Management):** Recognize, handle and effectively resolve the risk of liability inherent in the practice of real estate related activities. The correct use of forms to make disclosures and present analyses is crucial to avoid the errors and omissions which place liability on the broker and their agents. **Exam:** 1 15-question exam, 15 minutes allowed.

*All courses need to be completed within one year from the date of enrollment.*

### Exam Information

All exams are multiple choice. You have 2 attempts at each exam. On the second attempt, the exam will contain different questions. Exams are multiple choice and open book. All questions are displayed at once. The passing score is 70%. **You may only test on 15 hours of continuing education per 24-hour period.** The maximum time allowed per exam is equal to **1 minute per question.**

Under DRE Regulations, the minimum number of questions that may appear on a final examination is:

3-5 credit hours = 15	24-27 credit hours = 60
12-14 credit hours = 30	28-31 credit hours = 70
15-18 credit hours = 40	

If you fail both attempts at the final exam, you will not receive credit for the course but will be **automatically re-enrolled** at no cost within your one-year enrollment period. You must retake the course and pass the final exam with a score of 70% or better to receive credit. You cannot access additional segments of the course which exceed 15 credit hours until 24-hours have passed from completion of a final exam.

Questions on the final exam duplicate no more than 10% of the questions on the quizzes.

Before testing begins, the student is required to present a government-issued, picture ID. Students shall present one of the following forms of identification below the administration of the final examination: a current California drivers' license; a current identification card described in Section 13000 of the California Vehicle Code; or any identification of the student issued by a governmental agency or a recognized real estate related trade organization within the immediately preceding five years which bears a photograph, signature and identification number of the student.

### Textbooks Used

**Forming Real Estate Syndicates**, Fourth Edition © 2015 by **first tuesday** - 246 pages

**Creating Carryback Financing**, Fifth Edition © 2016 by **Realty Publications, Inc.** - 317 pages

**Office Management and Supervision, Agency, Fair Housing, Trust Funds, Ethics and Risk Management**, Seventh Edition © 2018 by **Realty Publications, Inc.** - 320 pages

### Regular Package Price

Multi-media Enrollment	\$79.50 <b>(includes shipping and handling)</b>
e-book Enrollment	\$69.50

### Refund Statement

**first tuesday** courses come with a 100% moneyback guarantee. The refund request must be made during the one-year enrollment period, and before any exams are taken. If you want to substitute courses, we will send you a different course of your choice for a **\$17.50** substitution fee.

### Course and instructor evaluation and DRE disclaimer

A course and instructor evaluation is available on DRE's website, [dre.ca.gov](http://dre.ca.gov). Access this form by typing "RE 318A" in the search box in the upper right corner of the DRE's website. A course provider complaint form is also available on the DRE website. Access this form by typing in "RE 340" in the search box located in the upper right corner of the home page. An informational form regarding course provider complaints, "RE 340A" is also available. These courses are approved for continuing education by the DRE. However, this approval does not constitute an endorsement of the views or opinions which are expressed by the course sponsor, instructor, authors or lecturers.