

Chapter 1 : Compare Real Estate Agents | Agents Compete For You!

Real Estate Salesperson, HUNT Real Estate I will like to take this moment to thank you for all the support you have provided with the online course. It not only was great and helped me to understand the aspects of Real Estate but also provided me with a background for thought as a lot of the questions in the exam required hard thinking since.

New York, for example, has reciprocity with nine states some states have reciprocity for brokers only: As with regular licensing requirements, each state has its own process for obtaining a license through reciprocity. The required number of hours varies by state. In California, for example, applicants must take three real estate classes totaling hours. In New York the course takes 75 hours. Most states offer several ways to fulfill the pre-licensing course requirements, including online classes, brick-and-mortar real estate schools and classes at community colleges. You may be able to save money using one type of class program over another. However, be sure to choose the method that works best for your learning style and schedule. Also, do your research and be selective when it comes to picking a program. The quality of the instructors and materials will influence how well prepared you are to take the exam. Take the Licensing Exam Estimated Cost: Each section is scored separately, and you must receive a passing grade on both sections to pass. Each state has its own rules regarding the number of times you may retake an exam, how long you must wait in between exams and the deadline for completing any retakes. The exams are multiple-choice format, and the number of questions and the time allotted for the exam vary by state. Consider Becoming a Realtor Estimated Cost: While both are licensed to help buyers and sellers throughout the real estate transaction process, realtors are members of the National Association of Realtors NAR and subscribe to its strict code of ethics. The NAR is the largest trade association in the U. Being able to call yourself a realtor can add to your credibility as a real estate agent. It includes information on zoning, permits, mortgage and lien data, schools, and a large database of foreclosures. Instead, the brokerage will likely pay you a percentage of the commissions it collects from your real estate transactions. Depending on the arrangement you have with your brokerage, you may have to pay for desk fees, tech fees e. Keep in mind that a career as a real estate agent can be as flexible as you want it to be. You can limit your hours to mornings three days a week or never work on weekends. The trade-off, of course, is that this will greatly limit your ability to be successful. In general, the more time and effort you put into being a real estate agent, the more success you will achieve – both in terms of money and of job satisfaction. The Bottom Line Getting a real estate license does take time and money, but it can help secure a rewarding job in the real estate industry. For increased flexibility and career opportunities, you may eventually decide to pursue a broker or broker-in-charge license. In addition to a real estate license, you may want to consider the various real estate designations and certifications, including those specific to mortgages, appraisals, residential property, commercial property and property management. These designations can enhance your career and marketability as a real estate professional and increase your earnings potential. Trading Center Want to learn how to invest? Get a free 10 week email series that will teach you how to start investing. Delivered twice a week, straight to your inbox.

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Real estate social media accounts have sprouted up everywhere! Click on the buttons below to skip to your favourite platform! Her posts are absolutely stunning. A post shared by Shawn Elliott shawnelliottrealestate on Jul 19, at 1: He possesses a wealth of experience in finance, contracts and negotiation, as well as real estate. From interior to exterior, Chad always has something to share for his massive amount of followers. A post shared by Chad Carroll chadcarroll on Mar 5, at His instagram account is a way of getting an inside scoop on how awesome he really is. He shares photos of not only his properties and achievements but he also shares pictures of his family. His Instagram account will inspire and encourage you to want to learn more about the beautiful homes he sells. A post shared by Dusty Baker dustyjbaker on Nov 14, at With all this, Joyce frequently posts about her beautiful and luxury real estate properties on her Instagram account as well as some inspirational quotes to get you motivated! With over 12 years of work he aims to provide exceptional service and carry forward his team. Mark does an exceptional job at posting beautiful various types of homes on his Instagram page, where he has over 21, followers! A post shared by Mark Salerno salernorealestate on Mar 4, at She showcases stunning properties and a glimpse of her personal life. A post shared by Jade Mills Estates jademillsestates on Mar 5, at 7: She also enjoys posting funny videos that keep her followers entertained and engaged. A post shared by Cindy Ambuehl cindyambuehl on Feb 28, at He shares awe inspiring photos of luxury listings to his 7, followers on Instagram, which you should check out now! A post shared by JorgeUribe uribemiami on Jan 30, at 7: You will definitely want to buy a new home after checking out their feed! He also likes to add a personal touch to his instagram account by posting images of him, his family and his friends. Visit his page and you will be a fan too! A post shared by Chris Cortazzo chris cortazzo on Mar 6, at 9: On their Instagram account they post images of properties varying from beach houses to luxury houses in the hills and they also make sure to include inspirational quotes to inspire and encourage their large amount of followers. A post shared by The Agency theagencyre on Feb 22, at 8: A post shared by Stage 2 Properties stage2prop on Mar 6, at 5: Clients are their top priority and Julies Realty keeps their audience posted about different events they host to educate their staff and keep them on their toes! A post shared by Julies Realty Miami juliesrealtymiami on Feb 21, at Intero Real Estate helps over families buy and sell homes annually. With over 10, followers, they post about all the fun events and activities they run. From handing out roses on valentines, to running blood drives, they are really giving followers a sense that they are part of a family! Dustin operates Purtan Capital, LLC which was only founded in and its purpose is to generate revenue through sales, marketing, and investing. His Instagram offers an in depth look at his personal life and his professional life. But, with over 30, likes on their Facebook page, we saw it fit to include them in this section! Is the beach life calling your name? They also offer tips and tricks for their followers on how to successfully improve their homes. The network gives customers the freedom to sell their homes without giving up thousands of dollars in commission. Their astonishing posts of beautiful homes and their services on their Facebook page inspires homeowners sell their homes successfully and feel empowered. Their facebook page features jaw dropping and extraordinary images of luxury and modernized homes. Their mission is to educate its members about how, where and when to buy Canadian real estate. Their blog posts and interview posts provide their followers with the ability to gain a better insight on real estate overall. As you can tell from the post below, Bond is growing and expanding into new markets. Can you guess how many trees are in Central Park? In his coaching sessions, he breaks down the steps to start taking good listings. With over 81, views and over positive comments, you know he is producing quality content. Loida Velasquez As an experienced real estate agent, Loida Velasquez posts videos giving awesome advice and shows us a glimpse into the world of a real estate agent. With over 56, views, she covers a wide range of real estate topics. Luna Ge Luna Ge has taken us along her journey as a real estate agent. She posts videos on a variety of topics such as cold calling, exam tips and rentals. Some of her videos have reached over 8, views and she is continuing to create engaging and useful content for her subscribers. Tatiana Londono Tatiana Londono is a real estate agent from Montreal. If you

need advice or have concerns about anything real estate, she probably has a video about it! Graham Stephan became a millionaire in real estate by age 27. He has over 1 million subscribers and posts regularly. If you aspire to make as much money as him, go check out his channel! Her popular Twitter page attracts many followers by her posts about her properties, daily life and inspirational quotes to encourage her followers to work hard and do better each day. Stay motivated even through the weekend. KIM conference is coming soon! Also, check out their website: What makes her stand out is her Pinterest page. She actively posts many threads, from tips for agents, buyers, sellers and her own blogs. Her Pinterest posts are pleasing to look at and give quality information to her audiences! If you are into the finer things in life then Mr. The list of top real estate social media accounts was based on research done by our social media experts. Engagement, follows, quality of posts and many other variables were included in the research. Articles, posts and lists are based on objective data, subjective analysis and the opinions of social media and real estate experts at PropertySpark. If you or your brand are mentioned anywhere on the site and would like it to be taken off please contact us. Rankings on the lists are at the sole discretion of experts at PropertySpark and are not affected by third parties or the brands, companies or individuals on the lists.

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Different types of housing tenure can be used for the same physical type. For example, connected residences might be owned by a single entity and leased out, or owned separately with an agreement covering the relationship between units and common areas and concerns. The boundaries of the apartment are generally defined by a perimeter of locked or lockable doors. Often seen in multi-story apartment buildings. Multi-family house – Often seen in multi-story detached buildings, where each floor is a separate apartment or unit. Condominium American English – A building or complex, similar to apartments, owned by individuals. Common grounds and common areas within the complex are owned and shared jointly. In North America, there are townhouse or rowhouse style condominiums as well. The British equivalent is a block of flats. Duplex – Two units with one shared wall. Detached dwellings Detached house or single-family detached house Portable dwellings Mobile homes or residential caravans – A full-time residence that can be although might not in practice be movable on wheels. Houseboats – A floating home Tents – Usually temporary, with roof and walls consisting only of fabric-like material. The size of an apartment or house can be described in square feet or meters. In the United States, this includes the area of "living space", excluding the garage and other non-living spaces. The "square meters" figure of a house in Europe may report the total area of the walls enclosing the home, thus including any attached garage and non-living spaces, which makes it important to inquire what kind of surface area definition has been used. It can be described more roughly by the number of rooms. A studio apartment has a single bedroom with no living room possibly a separate kitchen. A one-bedroom apartment has a living or dining room separate from the bedroom. Two bedroom, three bedroom, and larger units are common. A bedroom is a separate room intended for sleeping. It commonly contains a bed and, in newer dwelling units, a built-in closet for clothes storage.

Chapter 4 : REAL ESTATE & YOU

calendrierdelascience.com is Australia's No.1 property site for real estate. Find the latest homes for sale and rent as well as property news & real estate market data.

Buying real estate is about more than just finding a place to call home. Investing in real estate has become increasingly popular over the last 50 years and has become a common investment vehicle. Although the real estate market has plenty of opportunities for making big gains, buying and owning real estate is a lot more complicated than investing in stocks and bonds. For more, see our Real Estate Investing Guide.

Basic Rental Properties This is an investment as old as the practice of land ownership. A person will buy a property and rent it out to a tenant. The owner, the landlord, is responsible for paying the mortgage, taxes and costs of maintaining the property. Ideally, the landlord charges enough rent to cover all of the aforementioned costs. A landlord may also charge more in order to produce a monthly profit, but the most common strategy is to be patient and only charge enough rent to cover expenses until the mortgage has been paid, at which time the majority of the rent becomes profit. Furthermore, the property may also have appreciated in value over the course of the mortgage, leaving the landlord with a more valuable asset. According to the U. Census Bureau, real estate has consistently increased in value from to , then proceeded to dip and rebound from to and has been increasing overall. There are, of course, blemishes on the face of what seems like an ideal investment. You can end up with a bad tenant who damages the property or, worse still, end up having no tenant at all. This leaves you with a negative monthly cash flow, meaning that you might have to scramble to cover your mortgage payments. There is also the matter of finding the right property. You will want to pick an area where vacancy rates are low and choose a place that people will want to rent. Perhaps the biggest difference between a rental property and other investments is the amount of time and work you have to devote to maintaining your investment. When you buy a stock, it simply sits in your brokerage account and, hopefully, increases in value. If you invest in a rental property, there are many responsibilities that come along with being a landlord.

Real Estate Investment Groups Real estate investment groups are sort of like small mutual funds for rental properties. A company will buy or build a set of apartment blocks or condos and then allow investors to buy them through the company, thus joining the group. A single investor can own one or multiple units of self-contained living space, but the company operating the investment group collectively manages all the units, taking care of maintenance, advertising vacant units and interviewing tenants. In exchange for this management, the company takes a percentage of the monthly rent. The quality of an investment group depends entirely on the company offering it. In theory, it is a safe way to get into real estate investment, but groups are vulnerable to the same fees that haunt the mutual fund industry. Once again, research is the key.

Real Estate Trading This is the wild side of real estate investment. Like the day traders who are leagues away from a buy-and-hold investor, the real estate traders are an entirely different breed from the buy-and-rent landlords. Real estate traders buy properties with the intention of holding them for a short period of time, often no more than three to four months, whereupon they hope to sell them for a profit. This technique is also called flipping properties and is based on buying properties that are either significantly undervalued or are in a very hot market. Flipping in this manner is a short-term cash investment. This can lead to continued losses for a real estate trader who is unable to offload the property in a bad market. A second class of property flipper also exists. These investors make their money by buying reasonably priced properties and adding value by renovating them. This can be a longer-term investment depending on the extent of the improvements. The limiting feature of this investment is that it is time intensive and often only allows investors to take on one property at a time.

REITs are bought and sold on the major exchanges, just like any other stock. By doing this, REITs avoid paying corporate income tax, whereas a regular company would be taxed its profits and then have to decide whether or not to distribute its after-tax profits as dividends. Much like regular dividend-paying stocks, REITs are a solid investment for stock market investors that want regular income. In comparison to the aforementioned types of real estate investment, REITs allow investors into non-residential investments such as malls or office buildings and are highly liquid. Leverage With the exception of REITs, investing in real estate

gives an investor one tool that is not available to stock market investors: If you want to buy a stock, you have to pay the full value of the stock at the time you place the buy order. Even if you are buying on margin, the amount you can borrow is still much less than with real estate. This means that you can control the whole property and the equity it holds by only paying a fraction of the total value. Of course, your mortgage will eventually pay the total value of the house at the time you purchased it, but you control it the minute the papers are signed. This is what emboldens real estate flippers and landlords alike. They can take out a second mortgage on their homes and put down payments on two or three other properties. Whether they rent these out so that tenants pay the mortgage or they wait for an opportunity to sell for a profit, they control these assets, despite having only paid for a small part of the total value. The Bottom Line We have looked at several types of real estate investment. However, we have only scratched the surface. Within these examples there are countless variations of real estate investments. As with any investment, there is much potential with real estate, but this does not mean that it is an assured gain. Make careful choices and weigh out the costs and benefits of your actions before diving in. Trading Center Want to learn how to invest? Get a free 10 week email series that will teach you how to start investing. Delivered twice a week, straight to your inbox.

Chapter 5 : RE/MAX - Real Estate, Homes for Sale, Home Values, Agents and Advice

Real Estate Simulator. Whether you are currently in classes, newly licensed or a Real Estate veteran, Ebby Halliday, Realtors offers an online Sales Skills Assessment that is interactive and takes you through a day in the life of a Real Estate Agent and gives you real life scenarios.

Chapter 6 : 5 Steps to Becoming a Real Estate Agent | Investopedia

Posted by: Brightwood Real Estate Education Updated: August 7, Imagine working for yourself in a flexible career where you can set your own schedule with annual earning potential of \$, or more.

Chapter 7 : 40 Real Estate Social Media Accounts You Need To Follow in - PropertySpark Inc.

The YouTube channel from Coldwell Banker Real Estate where you can search for videos of homes for sale, agents in your areas and explore communities across t.

Chapter 8 : Real Estate Investments: Simple Ways To Start Investing

for realtors and real estate pros. Check out some cool real estate videos and swipe ideas for your own real estate videos, including how to optimize your rea.

Chapter 9 : Site Not Available

That's why you want to partner with a seasoned real estate agent who has a great reputation in the community. A good agent is an expert at negotiations and can manage detailed paperwork and closing so you don't miss your chance on a great home.