

Chapter 1 : Real Estate Math - Free Practice Exam | EZ Real Estate Math

From Real Estate License Exams For Dummies, 3rd Edition. By John A. Yoegel. Taking a state real estate exam is necessary for becoming a licensed real estate agent. Every state requires real estate agents to have a license and to take and pass a state examination to get that license.

To convert fractions to numbers simply take the numerator and divide it by the denominator. Will the lot meet the requirement of your client? So the answer is no. The lot is not big enough for your client. The procedure is still the same: How much is your commission? Financial Math in Real Estate As a real estate agent you will have many conversations with loan officers. Some of the common terms you will hear include interest rates, LTV, discount points and debt to equity income. Below, I give a few examples of each of these and try show the relevance to real estate agents. Every loan will most likely have an interest rate. The interest income generated from the loan is a vital source of revenue for the lender. For the borrower, it is cost associated with borrowing money. How much will your buyer pay in interest the first year of the loan? Lenders are concerned with how much money they will lend your borrower as a percentage of the appraised value of the desired home. The Loan to Value calculation will be: Real life, however may not always be so clean cut. What does this mean to the buyer? The buyer can go back to the seller and ask to renegotiate since the house did not appraise for the asking price. The buyer can go ahead with the contract as it stands and come up with the difference needed to make the deal happen. To satisfy the contract the buyer will need to make up the difference between the appraised value and the contract price. It will help them understand how much of a monthly home payment they can afford and still buy groceries and pay other bills. It compares the gross income with the recurring debt car payments, child support, student loans, etc. How much will the lender allow for monthly house payments? Proration Prorating Fees, Taxes, etc. One common type of math calculation that you will make as a real estate agent is called a proration. One common proration calculation is the HOA Home Owner Association fees that each the buyer and seller will pay at closing. They are based on the calendar year and have not been paid for the current year. The buyer and seller must divide up this fee by the amount of time each will be in the home for the current year. How many days does the seller have to pay for HOA fees? The last thing to do is to multiply the days each person is responsible for by the daily rate: I am all about checking the math to avoid errors. Another common example of what prorations will be used for is calculating taxes owed. Closing is October For more examples for proration of taxes please [click here](#). There are 20 examples to help you build your understanding and skill set for prorating. I hope this helps you better understand how proration works.

Chapter 2 : How to Master Real Estate Math | Sciencing

"real estate math for dummies" Real Estate Math Thoroughly Explained: All the Math that Every Salesperson and Broker Needs to Know Mar 5, by Jim Bainbridge J.D.

Compared to that, mastering real estate math will be a breeze. Memorize the basic terms and formulas to determine the size of a property. Frontage is the distance the property has along the road or street. Memorize basic equivalencies, such as an acre is 43, square feet and 1 yard is 3 feet. Be sure you understand why a square yard is 9 square feet. Learn to apply the basic formula for interest calculations. All mortgage loans charge interest, and you will need to have a thorough understanding of the math involved. The amount of interest charged is determined by how much money was borrowed, the rate at which it was borrowed and the term length of time of the loan. Sciencing Video Vault Practice working with percentages and decimals. You will need to be able to calculate using percentages to determine commissions, pro-rations, taxes and interest. Percentages are simply parts per hundred. Eight percent is eight parts per hundred. As a decimal, it would be. So in a math calculation involving interest using the formula above, if the rate charge on the loan was 8 percent, the principal would be multiplied by. Often costs have to prorated between buyer and seller at closing. This can be calculated by multiply the fee by. Taxes can be determined in the same way. If there is a 1 percent real estate transfer tax, it can be calculated by multiplying the sales price by. Use logic and careful step-by-step methods to solve more complicated real estate problems, such as those involving appraisals and depreciations. The math in these problems employs basic multiplication, fractions, decimals and percentages. You just need to break the problems down and solve them one step at a time. Tip Get a good real estate test prep program and do a few of the problems each day. Again, the actual math is not difficult, but some practice is needed to be able to apply the concepts to real estate situations see Resources below. About the Author This article was written by the Sciencing team, copy edited and fact checked through a multi-point auditing system, in efforts to ensure our readers only receive the best information. To submit your questions or ideas, or to simply learn more about Sciencing, contact us here.

Chapter 3 : Real Estate Math Formulas Archives - EZ Real Estate Math

From Math For Real Life For Dummies. By Barry Schoenborn. Using real-life math can simplify everyday situations. Math comes in handy every time you take a trip, go shopping, or do projects around the house.

Chapter 4 : Real Estate Math for New Agents

All Formulas I have found in the book (Weichert real estate practice) that we should need hope this helps everyone who needs it!!

Chapter 5 : Free Sample Real Estate Math Made calendrierdelascience.com - Google Docs

Working with investors is a task that many agents do, but few specialize in. My blog is geared towards real-estate agents that specialize in investment properties both residential and commercial.

Chapter 6 : Real Estate License Exams For Dummies - John A. Yoegel - Google Books

Real Estate License Exams For Dummies by John A. Yoegel Your ticket to passing the real estate license exam In order to become a licensed real estate agent, you must pass your state's real estate licensing exam-and with this hands-on guide, you'll get everything you need to succeed.

Chapter 7 : Real Estate Exam Practice Sample Test - Real Estate Math Test

DOWNLOAD PDF REAL ESTATE MATH FOR DUMMIES

One of the main reasons that I launched this site is to provide a resource for aspiring agents to learn more and/or get a quick refresher on essential math skills that will be needed to pass a real estate exam and then be used in every practice of being an agent.

Chapter 8 : Real-Estate Investing Math For Beginners and Dummies! |

Real Estate Math is an important skill that you will not only need in order to pass your real estate licensing exam, but also need to use on every real estate transaction. This course provides a comprehensive overview of 9 real estate math topics along with real world examples to help you understand how to use real estate math on actual.