

Appraiser Continuing Education

- 14 hours of required continuing education for each yearly renewal period
- Effective 2003, the Appraiser Qualifications Board (AQB) and the Georgia Real Estate Appraisers Board (GREAB) require that appraisers complete a 7-hour national USPAP course, or its equivalent, every two years. Georgia MLS Training Institute is proud to offer a computer-based course that will satisfy this biennial continuing education requirement.

Georgia MLS Training Institute offers a wide variety of computer-based continuing education courses that are approved by the Georgia Real Estate Commission and Appraisers Board.

If you have access to the Internet on an IBM compatible computer, then distance learning may be right for you! Our convenient online courses allow you to learn at your own pace from the comfort of your computer.

These professionally developed courses contain information that is essential for you to maintain a successful appraisal career. Learning at your own pace has never been so affordable and convenient!

BEST PRICES ON THE WEB!

The new and improved **2010-2011 7-Hour National USPAP Update Course** is available online for only \$129.

And for a limited time, Georgia MLS is offering a selection of our 7-hour courses for only \$65!

Take advantage of these prices before it's too late!

Topics Include:

FHA and VA Appraisal Basics
Mortgage Fraud: A Dangerous Business
Sales Comparison Approach
and more!

Our entire selection of affordable online courses includes up-to-date and relevant topics in today's market!

Enroll online at www.GeorgiaRealEstateSchool.com for instant access to your online course. If you prefer, you can fax, mail or bring the attached enrollment form to any of our Metro Atlanta locations.

GAMLS Corporate
1414 Montreal Road
Tucker, Georgia 30084
770-493-9000
770-621-2211 Fax

GAMLS Center South
1540 Southlake Pkwy., Ste. 8A
Morrow, Georgia 30260
770-961-2203
770-961-4227 Fax

GAMLS Center North
4450 Nelson Brogdon Blvd.
Sugar Hill, Georgia 30518
770-945-2886
770-945-0020 Fax

Toll free 1-800-289-1214

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www.GeorgiaRealEstateSchool.com

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3 and 3.5-HOUR COURSES

Course Title / Description	Format	Vendor	Credit Hours	Cost
ENVIRONMENTAL ISSUES	ONLINE	HONDROS LEARNING	3.5 HOURS	\$40
Examines the various aspects of environmental issues and their impact on real estate. Begin by reviewing Federal environmental protection laws, to gain an understanding of how these laws can impact a property. Then, look at both man-made and natural hazards that can inflict a property, and create a stigma. The latest trends in environmentally conscience building construction with the incorporation of energy efficiency will be explored, and the real estate potential of brownfield redevelopment. Intra-national migration trends will be covered along with a discussion of the greenhouse effect and its potential to impact the future of real estate.				
FORECLOSURES	ONLINE	HONDROS LEARNING	3.5 HOURS	\$40
Discusses how different states deal with a borrower's default, what laws primarily govern foreclosure and the courts that take jurisdiction in this process. The course also explores court orders; what a borrower can do to avoid foreclosure, and borrower rights throughout the process. Finally, the roles of the lender, sheriff, trustee, receiver and buyer are explored.				
INTRODUCTION TO COMMERCIAL APPRAISAL	ONLINE	HONDROS LEARNING	3.5 HOURS	\$40
Provides the student with a better understanding of the valuation process relative to commercial properties. The first sections of this course deal with basic property appraisal concepts as they pertain to a commercial appraisal. The later sections of the course focus on topics more specific to income properties.				
MAKING FHA LOANS	ONLINE	HONDROS LEARNING	3.5 HOURS	\$40
FHA lending offers many advantages to the customer over conventional financing. Learn about these differences and the various loan products that FHA offers. Explore the history of FHA, future projected changes, the loan process and required documents, and qualifying criteria. Course also includes the most recent developments in the current high foreclosure market. Whether a real estate appraiser, licensee or mortgage broker, you will find this FHA loan information pertinent to your field.				
REAL ESTATE MATH	ONLINE	CENGAGE COMPUTAUGHT	3 HOURS	\$30
Covers math calculations involved in property measurement, commissions, return on investment, capitalization, loans, property cost and price. The course presents easy-to-remember formulas and numerous practice problems.				
SUPERVISING APPRAISAL TRAINEES: FIELD PREPARATION	ONLINE	HONDROS LEARNING	3.5 HOURS	\$40
Afraid that training apprentices will take too much time and cost too much money? Are you unsure of how to establish a training program and worried about liability? This course will show you how to train the adult learner efficiently. You'll leave with a hands-on, step-by-step training program that will reduce your liability by establishing sound appraisal practices.				
TAX FREE EXCHANGES	ONLINE	CENGAGE COMPUTAUGHT	3 HOURS	\$30
Covers the basics of a tax-free exchange of residential investment property. Topics covered include requirements of a tax-free exchange, types of exchanges and the methods for transferring title when an exchange takes place.				

6 and 7-HOUR COURSES

Course Title / Description	Format	Vendor	Credit Hours	Cost
NEW! 2010-2011 7-HOUR NATIONAL USPAP UPDATE COURSE	ONLINE	HONDROS LEARNING	7 HOURS	\$129
This course focuses on the changes to the Uniform Standards of Professional Appraisal Practice (USPAP) for 2010-2011 as well as appraisal issues that affect daily appraisal practice, and common USPAP violations. This course is a required update for all appraisers and must be taken every two years. USPAP Manual provided in eBook (PDF) format.				
<i>Please note: The 2010-2011 7-Hour National USPAP Update Course will expire on December 31, 2011. The Appraisal Foundation will release a new version of USPAP (2012-2013) on January 1, 2012. In order to receive credit for the 2010 version, you must complete the course within your enrollment period and no later than December 31, 2011.</i>				
A URAR FORM REVIEW	ONLINE	CENGAGE COMPUTAUGHT	7 HOURS	\$75
The course will instruct students in detail how to fill out the new Uniform Residential Appraisal Report (URAR). This course provides the student with the guidelines and direction to create URAR reports which are in compliance with USPAP.				
SALE! FHA AND VA APPRAISAL BASICS	ONLINE	HONDROS LEARNING	7 HOURS	\$65
Provides you with an understanding of the historical and present need for FHA and VA programs. It focuses on current FHA appraisal requirements. You will also learn how to get placed on FHA rosters and the essential information needed to complete the FHA appraiser application.				
GEORGIA BASIC REAL ESTATE FINANCE	ONLINE	CENGAGE COMPUTAUGHT	6 HOURS	\$50
Get the answers to questions about finance without having to ask a loan officer!				
SALE! INCOME APPROACH: AN OVERVIEW	ONLINE	HONDROS LEARNING	7 HOURS	\$65
Teaches you the procedures and analysis involved in performing the Income Approach in an appraisal assignment. Specifically, this course provides a complete review of the Income Approach; first defining the concept and key terms and then detailing the exact procedures involved. Collecting and analyzing income and expense data is discussed in detail. Through a variety of examples and case studies, you will be able to apply your knowledge of the Income Approach.				

SALE!	INTRODUCTION TO THE HP-12C CALCULATOR	ONLINE	HONDROS LEARNING	7 HOURS	\$65
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This course will explore the basic functions of one of the most essential tools for real estate and appraisal professionals – the HP-12C calculator. Regarded as the state of the art in the industry, the HP-12C is easy to use with minimum training. You will learn about the different functions available including the essential time value of money calculations as well as cash flow calculations. You will be exposed to numerous examples and situations that relate to actual calculations you may need to perform in the course of your career. *This course requires an HP-12C calculator.*

	METHODS OF RESIDENTIAL FINANCING	ONLINE	CENGAGE COMPUTAUGHT	6 HOURS	\$50
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Explains all the various forms of residential real estate financing including: conventional, FHA, VA Loans, loan assumptions, purchase money mortgages, and alternative financing. Lessons are also included on legislation relating to financing.

SALE!	MORTGAGE FRAUD: A DANGEROUS BUSINESS	ONLINE	HONDROS LEARNING	7 HOURS	\$65
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Mortgage brokers are on the hot seat for committing fraud in multiple ways, including altering paperwork to ensure mortgage approval, forging appraisals, disguising fees to homeowners, etc. This course is designed for real estate professionals, mortgage brokers, appraisers, and others to avoid pitfalls in lending procedures that make them vulnerable to criticism and litigation. Suggestions for helping consumers with information are also included.

	PRICING PROPERTY TO SELL	ONLINE	CENGAGE COMPUTAUGHT	6 HOURS	\$50
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Presents methods and principles for pricing property. The course covers pricing compared to appraisal, basic concepts of pricing property, principles of value, approaches to pricing property, and application of the market data and replacement cost methods.

SALE!	RESIDENTIAL COST APPROACH	ONLINE	HONDROS LEARNING	7 HOURS	\$65
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Provides a complete review of the Cost Approach to value; first, defining concepts and key terms and then going into exact procedures involved. Site valuation, a key component of Cost Approach, is explained in detail, as well as use of various methods available to calculate “cost new” of the improvements. Finally, discuss the reconciliation of the Cost Approach estimate of value with the other approaches.

SALE!	SALES COMPARISON APPROACH	ONLINE	HONDROS LEARNING	7 HOURS	\$65
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Provides a complete review of the Sales Comparison Approach; first, defining the concept and key terms and then going into the exam procedure. Comparable sales are discussed as well as the rules for making adjustments to comps and determining adjustment values. Finally, discuss the differences between sales comparison appraisal and competitive market analysis.

FOURTEEN-HOUR COURSES

Course Title / Description	Format	Vendor	Credit Hours	Cost
APPRAISAL METHODS	ONLINE	CENGAGE COMPUTAUGHT	14 HOURS	\$115

Explains the approaches to appraising thoroughly and concisely. Exercises and examples used in the course provide a practical hands-on learning experience.

OVERVIEW OF THE APPRAISAL PROCESS	ONLINE	CENGAGE COMPUTAUGHT	14 HOURS	\$115
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This course covers the procedures required to orderly collect and analyze a variety of data used to estimate market value.

RESIDENTIAL APPRAISER SITE VALUATION AND COST APPROACH	ONLINE	CENGAGE COMPUTAUGHT	14 HOURS	\$115
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Provides an introductory understanding of fundamental concepts of appraising. Focuses on the valuation of vacant land parcels and the development of the cost approach. Develops your skills by creating a current cost estimate using market extraction, interview techniques, and information provided by professional cost data sources. Covers the origin of the appraisal assignment to a final value estimate using various cost approach applications.

RESIDENTIAL MARKET ANALYSIS AND HIGHEST AND BEST USE	ONLINE	CENGAGE COMPUTAUGHT	14 HOURS	\$115
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Covers the relationship between market analysis and highest and best use. Learn how to find the information you need to make a highest and best use decision and how to interpret the information you find. Provides information on how to read and map a market area for a subject property and discover the essential links between market analysis, highest and best use analysis, and the three approaches to value (cost, sales comparison, and income capitalization).

RESIDENTIAL REPORT WRITING AND CASE STUDIES	ONLINE	CENGAGE COMPUTAUGHT	14 HOURS	\$115
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This course demonstrates practical writing exercises necessary to produce convincing appraisal reports in daily practice. Participants will practice writing effective narrative comments for form appraisal reports and learn how to explain valuation procedures and conclusions to users of reports. The techniques applied in this course are useful in real-life situations.

Appraiser Continuing Education Enrollment Form



INCOMPLETE FORMS WILL NOT BE ACCEPTED.

MINIMUM SYSTEM REQUIREMENTS:

- IBM PC Compatible Computer (450 MHz Intel Pentium II processor, or equivalent, and later)
- 128 megabytes (MB) of RAM
- Super VGA (800 x 600) or higher-resolution video adapter and monitor
- Internet connection (minimum 56Kbps required, high speed recommended)
- Printer (for course documentation and Student Affidavit)
- Microsoft Internet Explorer 5.5 or greater*, Adobe Acrobat Reader 5.0 or greater*, Flash Player plug-in* (*Free download available with course)

COURSE TITLE	COST	COURSE TITLE	COST
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Please make your course selection(s) below.

3 and 3.5-Hour Courses:

- Environmental Issues (3.5) \$40
- Foreclosures (3.5) \$40
- Introduction to Commercial Appraisal (3.5) \$40
- Making FHA Loans (3.5) \$40
- Real Estate Math (3) \$30
- Supervising Appraisal Trainees: Field Preparation (3.5) \$40
- Tax Free Exchanges (3) \$30

6 and 7-Hour Courses:

- 2010-2011 7-Hour National USPAP Update Course (7) \$129
- A URAR Form Review (7) \$75
- FHA and VA Appraisal Basics (7) \$65
- Georgia Basic Real Estate Finance (6) \$50
- Income Approach: An Overview (7) \$65
- Introduction to the HP-12C Calculator (7) \$65
- Methods of Residential Financing (6) \$50
- Mortgage Fraud: A Dangerous Business (7) \$65
- Pricing Property to Sell (6) \$50
- Residential Cost Approach (7) \$65
- Sales Comparison Approach (7) \$65

Fourteen-Hour Courses:

- Appraisal Methods (14) \$115
- Overview of the Appraisal Writing Process (14) \$115
- Residential Appraiser Site Valuation and Cost Approach (14) \$115
- Residential Market Analysis and Highest and Best Use (14) \$115
- Residential Report Writing and Case Studies (14) \$115

PLEASE NOTE:

- Internet access required for course completion.
- If required, your password will default to the last four digits of your S.S.N.

PAYMENT TOTAL _____

REGISTRATION FORM

Date of Birth _____ Last Four of S.S.N. # _____ Email Address _____

Name _____ Appraiser License # _____

Address _____ City _____ State _____ Zip _____

County _____ Home Phone _____ Work Phone _____

PAYMENT INFORMATION

Please Make a Selection • Payment must accompany application

Cash _____ Check _____ MasterCard _____ Visa _____

Cardholder Name _____

Card Number _____ Exp. Date _____

Signature Required _____ Date _____

REFUND POLICY
 Continuing education computer-based courses are non-refundable and non-transferable. Courses must be completed within 180 days from the date of purchase.

GAMLS Corporate
 1414 Montreal Road
 Tucker, Georgia 30084
770-493-9000
770-621-2211 Fax

GAMLS Center South
 1540 Southlake Pkwy., Ste. 8A
 Morrow, Georgia 30260
770-961-2203
770-961-4227 Fax

GAMLS Center North
 4450 Nelson Brogdon Blvd.
 Sugar Hill, Georgia 30518
770-945-2886
770-945-0020 Fax

Toll Free 1-800-289-1214

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