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Paulina Condo Association Owner Information Rules/Regs
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Overview

Seminar Description

This seminar was developed for residential and commercial appraisers, reviewers, underwriters, and realtors who have limited to extensive experience appraising condominiums. Emphasis on specific matters and issues are determined, to a certain degree, by the individuals in your particular classroom and the instructor’s assessment of what’s most relevant to this specific class. The principles presented in this seminar are the same regardless of your professional designation.

Learning Objectives

At the conclusion of the seminar, participants will be able to

☑ Understand the history of association living.

☑ Understand real property ownership and interests, and recognize how and why they apply to association living.

☑ Analyze the valuation impact of special taxing districts, special service areas, and business improvement districts upon association living properties.

☑ Identify, develop, and apply appropriate scopes of work to three types of association living.

☑ Develop specialized data collection strategies for condominiums, cooperatives, and PUDs.

☑ Contrast condo-hotels from condominiums and why appraisers must analyze them differently.

☑ Evaluate real-world appraisal scenarios specific to condominiums, cooperatives, and PUDs.

Learning Enhancements

The seminar has been designed with a variety of elements to enhance your learning experience.

▪ Preview. To give you a taste of what is to come, you will find a preview page that begins each part that identifies learning objectives to consider as you move through the content.
Learning Objectives. Each learning objective covers essential information you need to fully understand the concepts in the seminar. Look them over before the part begins so that you have a frame of reference as you move through the material. At the end of each part, reread the objectives. Are you able to perform what is stated? If not, this is the time to ask your instructor for help or review the concepts that you do not understand by referring to the recommended reading.

Examples and Problems/Exercises. Supplementing the discussions, we’ve included problems/exercises to help you visualize and practice what you’re learning.

Case Studies. Throughout the Appraisal Institute’s curriculums, case studies of varying length and complexity are used to help participants apply what they have learned. The cases are often worked in groups.

Fill-in-the-Blanks. It is a proven fact that when you write something down, you are more apt to remember it. The Seminar Handbook has “missing” content in the outline that you will need to add in the space provided in your handbook as the instructor goes over the content.

Discussion Questions. In these questions, participants are asked to draw a conclusion regarding a brief scenario or state how they would apply a particular concept or technique. Although there are typically no “right” answers to discussion questions, suggested responses are generally provided to foster an exchange of ideas.

Digging Deeper. Throughout the seminar you will find content labeled Digging Deeper. Generally, the instructor will not cover this material in class. More advanced participants or those looking for an extra challenge can refer to the Digging Deeper sections while the rest of the class is finishing up work on individual or small group activities.

Review Quiz. Review quizzes are included at various points in the handbook. The quizzes comprise true/false, fill-in-the-blanks, or multiple-choice questions. These quizzes will help you practice what you’ve learned and the instructor will go over these quizzes and provide the suggested solutions. Completing these quizzes without referring to the solutions section will determine whether you’ve grasped the information covered in that part.

Review. Each part concludes with a review. Included in the review are the learning objectives and key terms and concepts that have been covered. Also, we’ve provided recommended readings from textbooks that will reinforce what you have learned in class.

Solutions. Solutions to all problems/exercises, discussion questions, review quizzes, fill-in-the-blanks appear behind the Solutions tab at the back of your handbook in Comic Sans font.
Classroom Guidelines

To make the learning environment a positive experience for everyone attending, please follow these guidelines when class is in session:

- 100% attendance is required. No exceptions.
- Limit use of laptops to classroom projects.
- Communicate with business associates during break time instead of class time.
- Put away reading materials such as newspapers and books that are not used in class.
- Silence cell phones.
- Use recording devices only if prior permission has been granted.
- Refrain from ongoing conversations with those seated near you and other distracting behavior.

General Information

- **Breaks.** There will be two 10-minute breaks during the morning session and two 10-minute breaks during the afternoon session unless otherwise noted by the seminar sponsor. The lunch break is one hour.

- **Attendance sheets** will be distributed during class to verify your attendance during the morning and afternoon sessions. Only the session attended should be initialed.

- **Certificates of completion** will be e-mailed upon completion of the seminar and attendance during the entire seminar is required.

USPAP References in this Seminar

Recommend Textbooks

There are no required textbooks for this seminar. However, we have references in the review sections within each part of the Seminar Handbook to several textbooks.