

Edison State Community College

RLE 113S – Real Estate Finance

Instructor: Sandra Streitenberger

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Office Hours: Tuesday 8-9AM & Noon-2PM; Plus, Sunday 6-9PM

Credentials: Master of Arts in Management, Antioch University McGregor, 2001
Bachelor of Arts, Finance & Accounting, Capital University, 1993

Required Materials

- **Textbook (Required)** *Essentials of Real Estate Finance*, 16th Edition Dearborn / Kaplan Publishing (Print or e-text versions are acceptable.); ISBN: 978-1078832328
- **Calculator (Required)** HP 10bII+ Financial Calculator This course is taught using the HP 10bII+. No phone apps or alternate models are permitted on quizzes or exams.
- **Technology Requirements** Reliable internet access and the ability to use Blackboard for all assignments, quizzes, and exams.

Course Objectives

By the end of this course, students will be able to:

- Explain the role of mortgage lending in real estate transactions
- Compare conventional, FHA, and VA loan programs
- Calculate interest, monthly mortgage payments, and amortization using the HP 10bII+
- Interpret qualifying ratios and borrower credit factors
- Understand closing costs, prorations, and the loan approval process
- Apply PSI-style reasoning to real estate finance scenarios

Evaluation Breakdown

Grading Category	Points	Weight		Cumulative Points	% of Grade	Letter Grade
Discussion Boards	200	33%		540 - 600	90 - 100 %	A
Unit PSI-Style Exams (7-9)	140	23%		480 - 540	80 - 89.9 %	B
Calculator & Math Assignments	35	6%		420 - 480	70 - 79.9 %	C
Capstone Project	50	8%		360 - 420	60 - 69.9%	D
Midterm PSI-Style Exam (Units 6-8)	75	13%		360 and below	59.9% & below	F
Final PSI-Style Exam (Units 6-9)	100	17%				
Total	600	100%				

Assignment Overview

- **Discussion Boards** Weekly discussions applying real-world finance concepts. Includes an initial post and required peer responses.
- **Review Questions** Ungraded practice designed to reinforce textbook concepts. Completion strongly recommended.
- **Unit Quizzes** Short assessments covering terminology, loan programs, and foundational math aligned with Units 6, 7, 8, and 9.
- **Calculator Assignments** Hands-on HP 10bII+ exercises including interest, payments, amortization, prorations, and closing costs.
- **Capstone Project – Helping a Homebuyer** A scenario-based assignment requiring students to apply loan program knowledge, qualifying ratios, and closing concepts.
- **Midterm Exam (Units 6–8)** Covers finance instruments, interest, conventional loans, FHA/VA programs, and calculator basics.
- **Final Exam (Units 6–9)** Comprehensive exam including closing costs, prorations, amortization, and loan processing.

Student Expectations

- Log in to Blackboard regularly and meet all posted deadlines.
- Complete readings, review questions, and calculator practice.
- Use the HP 10bII+ for all math assignments and exams.
- Communicate promptly with your instructor about questions or challenges.
- Follow Edison State's Academic Honesty Policy.

Ethical Use of AI

AI tools may support learning—such as brainstorming, revising reflections, or formatting—but must not replace your own effort. All graded work must reflect your understanding. Submitting AI-generated work without meaningful personal input violates academic integrity.

Flexibility & Accessibility

This course is fully online and asynchronous. Students may complete work at any time before deadlines.

Notes

The instructor reserves the right to modify this syllabus at any time. Refer to the class schedule for assignments and due dates.

Syllabus Part II Addendum for additional student support services.

AI POLICY - All coursework for this class must be authored solely by you. While limited use of generative AI tools like ChatGPT is permitted for brainstorming, outlining ideas, or checking grammar and style, AI-generated submissions—including drafts, full sentences, paragraphs, or entire assignments—are strictly prohibited and will be treated as academic misconduct. Any approved AI assistance must be properly documented and cited, in alignment with the college's academic honesty policies. If you're unsure about permitted usage, please ask for clarification before proceeding

ACCOMMODATIONS /ACCESSIBILITY AND DISABILITY SUPPORT SERVICES POLICY

Edison State Community College will make reasonable accommodations for students with documented disabilities. If you believe you may need an accommodation based on the impact of a disability, contact the instructor privately with your self-identification letter. If you do not have a self-identification letter, contact Accessibility and Disability Support Services by emailing accessibilitysupport@edisonohio.edu or by calling 937.381.1548. Accessibility and Disability Support Services is located on the Piqua Campus in Room 160. For additional information, visit <https://www.edisonohio.edu/services-support/accessibility-disability-support-services>

TESTING YOUR FAITH ACT POLICY - Edison State Community College is committed to providing an environment respectful of students' beliefs. Students are permitted to be absent for up to 3 days each semester based on their faith, religion, or spiritual belief system with no academic penalty. Students must complete the Testing Your Faith Act Accommodations Form, <https://www.edisonohio.edu/services-support/registration-records>, located in "Forms" and provide a copy to their individual faculty within 14 days from the start of the course. The entire policy can be found in the student handbook at <https://www.edisonohio.edu/services-support/student-resources>.

TITLE IX STATEMENT - Anti-Discrimination, Harassment and Bullying

It is the policy of the College to maintain a learning environment free from bullying, discrimination, sexual harassment or sexual violence. Title IX federal law protects students, employees and third parties with a relationship to the college. All Edison State Community College employees are required to report all knowledge of incidents that violate the Title IX policy to the Title IX Coordinator or Deputy Title IX Coordinator immediately. Student and employee confidential consultation is available through the Coordinator of Health and Wellness Services. Title IX Policy and procedure language as well as contact information for the Coordinator of Health and Wellness, Title IX Coordinator and Deputy Title IX Coordinator can be found at www.edisonohio.edu/TitleIX/.

TUTORING SERVICES - All Edison State students are eligible to receive free tutoring and learning support services through our Tutoring Center. Available services include Edison State tutors, both online and in-person, covering a wide variety of courses including various levels of math and paper reviews, online tutoring through OhioLINK eTutoring, distraction-reduced study rooms, and the use of Tutoring Center resources including subject-specific and general study guides. For more information on tutoring services, visit the Tutoring Center in the Library, email us at tutoringcenter@edisonohio.edu, call 937-778-7959, or visit our webpage at <https://www.edisonohio.edu/tutoring-center/>

RLE113S - REAL ESTATE FINANCE COURSE SCHEDULE

Week	Assignment	Points	Discuss Bd Action	Due Date
Week 1	Discussion: Introduce Yourself	35	Post	Wed, August 26, 2026
		15	Response	Sun, August 30, 2026
	Discussion, Ohio Title Theory	35	Post	Wed, August 26, 2026
		15	Response	Sun, August 30, 2026
Unit 6	Unit 6 Review	0		Sun, August 30, 2026
Finance Instruments	Unit 6 PSI-Style Exam	15		Sun, August 30, 2026
Week 2	Unit 7 Review	0		Sun, September 6, 2026
Unit 7	Calculator & Video Exercise: Financial Calculator Mystery	10		Sun, September 6, 2026
Conventional Loans & Interest	Financial Calculator Mystery PSI-Style Exam	15		Sun, September 6, 2026
	Unit 7 PSI-Style Exam	15		Sun, September 6, 2026
Week 3	Discussion: Buyer Choice FHA Over VA	35	Post	Wed, September 9, 2026
		15	Response	Sun, September 13, 2026
Unit 8	Unit 8 Review	0		Sun, September 13, 2026
Gov't Programs: FHA & VA	Unit 8 PSI-Style Exam	15		Sun, September 13, 2026
Week 4	Set 1: PSI-Style Practice Exam (Units 6-8)	0		Sun, September 20, 2026
Midterm	Midterm PSI-Style Exam	75		Sun, September 20, 2026
Week 5	Discussion: Borrower's Credit Profile	35	Post	Wed, September 23, 2026
		15	Response	Sun, September 27, 2026
Unit 9, Part I Qualifying Borrower & Collateral	Unit 9 Review (Part 1)	0		Sun, September 27, 2026
Week 6	Unit 9 Review (Part 2)	0		Sun, October 4, 2026
Unit 9, Part 2	Calculator Exercise: Prorations & Closing Costs	25		Sun, October 4, 2026
Closing & Settlement	Sample Closing Disclosure PSI-Style Exam	15		Sun, October 4, 2026
	Unit 9 PSI-Style Exam (Parts 1 & 2)	15		Sun, October 4, 2026
Week 7				
Comprehensive Review & Helping a Homebuyer Capstone	Discussion: ID your Top Exam Prep Question & Explain	35	Post	Sun, October 11, 2026
		15	Response	Sun, October 11, 2026
	Helping a Homebuyer Capstone Project	50		Sun, October 11, 2026
	Set 2: PSI Practice Exam (Comprehensive)	0		Sun, October 11, 2026
Week 8 – Final	Final PSI-Style Exam (Comprehensive Unit 6-9)	100		Fri, October 16, 2026
	TOTAL POINTS	600		