



# Real Estate Appraisal Report Writing Syllabus

**Course Hours:** 15

## Instructional Mode

Distance Education

## Textbooks/Learning Resources

- *Understanding the Uniform Residential Appraisal Report*, online text
- Uniform Appraisal Dataset (UAD) Abbreviations
- Uniform Residential Appraisal Report (URAR) Form

## Course Requirements

Word processor, such as Microsoft Word, Open Office Writer, or WordPad

## Course Description

The Real Estate Appraisal Report Writing course is designed to give the beginning appraiser an introduction to the Uniform Residential Appraisal Report form and the requirements to follow when completing it. This course will focus on the Fannie Mae 1004 form for residential real estate, which is the most common type of property that a new appraiser will encounter. It also covers the Uniform Appraisal Dataset (UAD) that must be applied in each URAR report.

## Course Objectives

After completing this course, you will be able to:

1. Identify the use of the URAR form and the Uniform Appraisal Dataset for its completion.
2. Identify the components of Page 1 of the URAR form in relation to the Subject, Contract, Neighborhood, Site, and Improvement Sections along with the Uniform Appraisal Dataset.
3. Distinguish among the Sales Comparison Analysis and Reconciliation Sections on Page 2 of the URAR Form.
4. Distinguish among the Cost Approach, Income Approach, and PUD Information Sections on Page 3 of the URAR form.
5. Recall the form used to report current market trends and conditions for the subject property.
6. Complete a Uniform Residential Appraisal Report using provided data.

## Course Timeframe

Students must spend a minimum of 15 classroom\* hours in this course. As such, students will not be permitted to access the Final Exam until student have logged 9.75 real hours (585 minutes) in the course and have successfully passed all required assignments. If a student completes the coursework before the 585-minute mark, he or she can log the appropriate time by reviewing the units of content or by taking the optional practice exam. Students will be logged out of the course after 20 minutes of inactivity.

Students can click on the  **Course Time** icon in the Toolbar to view time accumulated. Once the total equals 585 minutes (and students have completed all of the required assignments), students will be granted access to the Final Exam.

\*Classroom hours are measured using a 50 minute hour. 15 classroom hours equates to 12.5 real hours.

## Contact Information

**Help Ticket:** [www.alliedschools.com/support.shtml](http://www.alliedschools.com/support.shtml)

**Instructional Support Toll Free:** 888-751-2303

**Student Services Toll Free:** 888-925-4282

**International:** 949-707-5044

**Fax:** 800-898-9188

**Hours:** Monday - Friday, 7:00 a.m. to 6:00 p.m. PST



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## Course Outline and Grading Criteria

<b>Unit Title</b>	<b>Hours</b>	<b>Assignment Type</b>	<b>Points Possible</b>	<b>Require to Pass</b>
1: All About the URAR	2.50	Unit Exam	10	7
2: Page 1 of the URAR	4.25	Unit Exam	10	7
3: Page 2 of the URAR	3.25	Unit Exam	10	7
4: Page 3 of the URAR and Market Conditions	2.00	Unit Exam	10	7
Final Project	2.00	URAR Project	50	35
Final Exam	1.00	Multiple-Choice	30	21
<b>Total</b>	<b>15.00</b>		<b>120</b>	<b>84</b>

## Grading/Evaluation Policy

Evaluation is linked directly to the course objectives. Performance is measured by online lesson quizzes, unit exams, and a final project. To complete this course successfully, students must complete: 4 Units, including all reading assignments with quizzes, and successfully pass 4 Unit Exams, a Final Project, and a Final Exam. You must score 70% or better to pass the Final Exam. If you do not pass the Final Exam, you may retake it. If you do not pass the Final Exam twice, you must re-enroll in this course and take it over again from the beginning.

## Student Integrity and Academic Honesty Policy

Allied Schools strives to encourage a spirit of honesty and integrity. This policy was created to foster a climate that promotes the most stringent academic standards. Violations of this policy will be dealt with using fair and consistent methods. Committing one or more of the following actions is considered unacceptable and constitutes a violation of this policy:

- Intentionally using or attempting to use unauthorized materials in any academic exercise;
- Intentionally aiding or attempting to aid another student to commit any act of academic dishonesty;
- Bribing or attempting to bribe, or making threats against any individual, with the intention of affecting a grade or an evaluation of academic performance;
- Falsifying any documents;
- Accessing the institution's computer systems or files without proper authorization.