



Real Estate Calculator Flash Cards





**Remember... you can take the math, law or the entire course
through our **E-Learning Online****

www.realestatetrainingbc.com

Setting the Calculator -

Hold down the following 3 buttons *in this order*...

ON N FV

- Then *let go*
- Wait for... *all clear*



Separately...touch these keys

■ Touch the **Shift** Key (*then let go*)

= Touch the **Equal** Sign (*then let go*)

■ Touch the **Period Key** (*then let go*)



A "0" will appear and you are ready to go again!

RC

Q.

What are the 3 *things* you do once you have found Pmt?



Answer:

1. _____ **Round Pmt up 1 penny (ALWAYS)**
2. +/-
3. **PMT Re-enter into Pmt**

Q.

What is the formula for
Interest Accruing?

“stop what you’re doing”

Interest accruing #759

J12 = 12 %

12	■	Nom		5	N
12	■	P\yr		✓	Nom
	■	Eff	What?	?	PV
<u>1</u>	■	P\yr	500,000	+/-	FV “end”
	■	Nom		0	Pmt

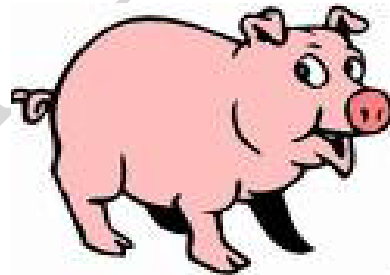
12.6825030132 %

\$275,224.81 PV

Q.

GDS

**What is the formula
to Find Income?**



GDS: Find Income

Find Income necessary to get a loan of \$66,000

$$J \underline{2} = \underline{13.5} \% \quad (30 \times \underline{12})$$

13.5	■ Nom	360		N
2	■ P\yr	✓		Nom
	■ Eff	66,000		PV
12	■ P\yr	0		FV
	■ Nom	?		Pmt
13.1352...%		737.07...		

$$737.08 \times 12 = \$8844.96$$



	P.I.	+	T	
	8844.96	+	1500	= \$10,344.96
Go	?			
Find Pmt	P	÷		
Income	?	I	x	G
			(- taxes)	GDS
				30%
P	10,344.96		=	\$34,483.20
G	30%			



Q.

On a Statement of Adjustment for the Vendor, who would pay the tax adjustment, the Vendor or Purchaser, if the adjustment date was before July 1st?

Answer:

The Vendor will *owe* the Purchaser for the number of days the vendor lived there from Jan 1st to *one day before* Completion.

Because the Purchaser Pays Possession day.

PPP





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