

COURSE ORIENTATION

This orientation explains the key features and functions of this course.

Course Homepage

You will access the various parts of the course from the course homepage, including the Course Resources, the Education Code of Conduct for Learners, all the Units, and the Industry Tools. You will also logout of the course from the homepage.

The screenshot displays the course homepage for the Real Estate Council of Alberta (RECA) Real Estate Update 2014. The page features a header with the RECA logo and the course title. A navigation bar includes a 'Home' link and the course title. The main content area is divided into two sections: 'Course Resources' and 'The Course'. The 'Course Resources' section lists items such as 'Course System Requirements', 'Course Orientation', 'Course Evaluation', and 'Certificate of Completion'. The 'The Course' section provides a detailed description of the course and lists the units: 'Unit 1: Due Diligence', 'Unit 2: Property Ownership and Title Search', 'Unit 3: Real Property Reports and Title Insurance', 'Unit 4: Property Defects', and 'Unit 5: Flood Hazard Areas'. A red box highlights the 'Course Resources' section, and another red box highlights the 'The Course' section. The page also includes a login status indicator in the top right corner and a logout link.

REAL ESTATE COUNCIL OF ALBERTA

Home » RE-REP 2014

Real Estate Update 2014 (1358)

Course Resources

Before beginning the course, please read the Course System Requirements and the Course Orientation. Once you have completed the course, please fill in the Course Evaluation and print your Certificate of Completion.

- Course System Requirements
- Course Orientation
- Course Evaluation
- Certificate of Completion

Available once you successfully complete Unit 5: Flood Hazard Areas.

The Course

The Real Estate Update 2014 course consists of 5 Units. Each Unit concludes with activities that must be completed before the next Unit can be opened. There is no exam. The course focuses on developing a practical knowledge of the due diligence activities that real estate professionals should perform on behalf of their clients. The due diligence activities are discussed relative to the client's role as a seller, landlord, buyer or tenant.

Unit 1 explains due diligence and how it relates to client representation. Unit 2 covers property ownership, property titles and registrations and how to search them using the online database known as SPIN. Unit 3 discusses Real Property Reports and Title Insurance and the role that each may play in a real estate transaction. Unit 4 describes property defects and how they relate to real estate transactions. Unit 5 explains flood hazard areas and how to use the provincial online flood hazard mapping. Helpful Industry Tools are included at the end of the course to assist real estate professionals in their practice.

Before you can access any of the Units, you will need to read and acknowledge that you agree to abide by the Education Code of Conduct for Learners.

- Education Code of Conduct for Learners
- Unit 1: Due Diligence
- Unit 2: Property Ownership and Title Search
- Unit 3: Real Property Reports and Title Insurance
- Unit 4: Property Defects
- Unit 5: Flood Hazard Areas
- Industry Tools

Available once you successfully complete Unit 1: Due Diligence.

Available once you successfully complete Unit 2: Property Ownership and Title Search.

Available once you successfully complete Unit 3: Real Property Reports and Title Insurance.

Available once you successfully complete Unit 4: Property Defects.

Available once you successfully complete Unit 5: Flood Hazard Areas.

You are logged in as Joe Test (Log out)

Course Resources

The Course Resources include a link to the Course System Requirements which has the minimum and recommended requirements for running the course on your computer or mobile device. You will also see that the Course Evaluation and Certificate of Completion are greyed out. You will be able to access these links once you have completed the course.

REAL ESTATE COUNCIL OF ALBERTA

Home > RE-REP 2014

Real Estate Update 2014 (1358)

Course Resources

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- [Course System Requirements](#)
- [Course Orientation](#)
- [Course Evaluation](#)
Available once you successfully complete Unit 5: Flood Hazard Areas
- [Certificate of Completion](#)
Available once you successfully complete Unit 5: Flood Hazard Areas

The Course

The Real Estate Update 2014 course consists of 5 Units. Each Unit concludes with activities that must be completed before the next Unit can be opened. There is no exam. The course focuses on developing a practical knowledge of the due diligence activities that real estate professionals should perform on behalf of their clients. The due diligence activities are discussed relative to the client's role as a seller, landlord, buyer or tenant.

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Before you can access any of the Units, you will need to read and acknowledge that you agree to abide by the Education Code of Conduct for Learners.

- [Education Code of Conduct for Learners](#)
- [Unit 1: Due Diligence](#)
Available once you successfully complete Education Code of Conduct for Learners.
- [Unit 2: Property Ownership and Title Search](#)
Available once you successfully complete Unit 1: Due Diligence.
- [Unit 3: Real Property Reports and Title Insurance](#)
Available once you successfully complete Unit 2: Property Ownership and Title Search.
- [Unit 4: Property Defects](#)
Available once you successfully complete Unit 3: Real Property Reports and Title Insurance.
- [Unit 5: Flood Hazard Areas](#)
Available once you successfully complete Unit 4: Property Defects.
- [Industry Tools](#)
Available once you successfully complete Unit 5: Flood Hazard Areas.

You are logged in as Joe Test (Log out)

Course Navigation

Once you have read this Orientation, you will need to click the Education Code of Conduct for Learners to read and acknowledge that you agree to abide by it. Following this, you will be able to begin the course by clicking Unit 1: Due Diligence.

REAL ESTATE COUNCIL OF ALBERTA

Home > RE-REP 2014

Real Estate Update 2014 (1358)

Course Resources

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Available once you successfully complete Unit 5: Flood Hazard Areas.

The Course

The Real Estate Update 2014 course consists of 5 Units. Each Unit concludes with activities that must be completed before the next Unit can be opened. There is no exam. The course focuses on developing a practical knowledge of the due diligence activities that real estate professionals should perform on behalf of their clients. The due diligence activities are discussed relative to the client's role as a seller, landlord, buyer or tenant.

Unit 1 explains due diligence and how it relates to client representation. Unit 2 covers property ownership, property titles and registrations and how to search them using the online database known as SPRU. Unit 3 discusses Real Property Reports and Title Insurance and the role that each may play in a real estate transaction. Unit 4 describes property defects and how they relate to real estate transactions. Unit 5 explains flood hazard areas and how to use the provincial online flood hazard mapping. Helpful Industry Tools are included at the end of the course to assist real estate professionals in their practice.

Before you can access any of the Units, you will need to read and acknowledge that you agree to abide by the Education Code of Conduct for Learners.

- [Education Code of Conduct for Learners](#)
- [Unit 1: Due Diligence](#)
- [Unit 2: Property Ownership and Title Search](#)
- [Unit 3: Real Property Reports and Title Insurance](#)
- [Unit 4: Property Defects](#)
- [Unit 5: Flood Hazard Areas](#)
- [Industry Tools](#)

Available once you successfully complete Unit 1: Due Diligence.

Available once you successfully complete Unit 2: Property Ownership and Title Search.

Available once you successfully complete Unit 3: Real Property Reports and Title Insurance.

Available once you successfully complete Unit 4: Property Defects.

Available once you successfully complete Unit 5: Flood Hazard Areas.

You are logged in as Joe Test (Log out)

Home

The course has 5 Units and you must complete each Unit before you can access the next Unit. A message appears under each Unit to advise you of what is required to be able to access the next Unit. If a blank screen appears when you open any Unit, check that your computer or mobile device meets the Course System Requirements. This information is under the Course Resources on the course homepage.

REAL ESTATE COUNCIL OF ALBERTA

You are logged in as Joe Test (Log out)

Home > RE-REP 2014

Real Estate Update 2014 (1358)

Course Resources

Before beginning the course, please read the Course System Requirements and the Course Orientation. Once you have completed the course, please fill in the Course Evaluation and print your Certificate of Completion.

- [Course System Requirements](#)
- [Course Orientation](#)
- [Course Evaluation](#)
- [Certificate of Completion](#)

Available once you successfully complete Unit 5: Flood Hazard Areas.

The Course

The Real Estate Update 2014 course consists of 5 Units. Each Unit concludes with activities that must be completed before the next Unit can be opened. There is no exam. The course focuses on developing a practical knowledge of the due diligence activities that real estate professionals should perform on behalf of their clients. The due diligence activities are discussed relative to the client's role as a seller, landlord, buyer or tenant.

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Before you can access any of the Units, you will need to read and acknowledge that you agree to abide by the Education Code of Conduct for Learners.

- [Education Code of Conduct for Learners](#)
- [Unit 1: Due Diligence](#)
- [Unit 2: Property Ownership and Title Search](#)
Available once you successfully complete Unit 1: Due Diligence.
- [Unit 3: Real Property Reports and Title Insurance](#)
Available once you successfully complete Unit 2: Property Ownership and Title Search.
- [Unit 4: Property Defects](#)
Available once you successfully complete Unit 3: Real Property Reports and Title Insurance.
- [Unit 5: Flood Hazard Areas](#)
Available once you successfully complete Unit 4: Property Defects.
- [Industry Tools](#)
Available once you successfully complete Unit 5: Flood Hazard Areas.

You are logged in as Joe Test (Log out)

[Home](#)

When you open a Unit, the content will be displayed as shown. Each Unit contains a number of web pages for you to read. The page number is displayed in the upper right corner of the page. You may need to use the vertical scroll bar to read all the content on some pages. The scrollbar is located on the right side of the page.

The screenshot shows the Real Estate Council of Alberta (RECA) website interface. At the top, the RECA logo is on the left, and a login status "You are logged in as Joe Test (Log out)" is on the right. Below the header, a breadcrumb trail reads "Home > RE-REP 2014 > The Course > Unit 1: Due Diligence". The main heading is "Real Estate Update 2014 (1358)". Below this, the section "Unit 1: Due Diligence" is highlighted. A sidebar on the left lists various course sections: "UNIT 1: Due Diligence", "COURSE INTRODUCTION", "UNIT OVERVIEW", "REAL ESTATE AND PROFESSIONALISM", "STANDARD OF CARE FOR CLIENTS", and "UNIT 1 ACTIVITY". The main content area is titled "COURSE INTRODUCTION" and contains two paragraphs of text. Below this is the "COURSE OVERVIEW" section, which lists four units with brief descriptions of their content. The page number "Page 1.1" is displayed in the top right corner, and a vertical scrollbar is visible on the right side of the page.

Real Estate Update 2014 (1358)

Unit 1: Due Diligence

COURSE INTRODUCTION

The Real Estate Council of Alberta (RECA) is committed to advancing knowledge, skills and practice in the real estate profession through education and services to all real estate professionals. Real Estate Update 2014 explains due diligence practices for real estate professionals and is equally applicable to real estate professionals in all areas of practice (e.g. residential, commercial, property management).

As we researched this topic, it became apparent that a due diligence refresher would be beneficial. The 2013 Alberta floods also brought this to our attention as it resulted in many discussions on how real estate professionals should perform due diligence for their sellers, landlords, buyers and tenants in regards to this issue. The need for due diligence standards and practical guidelines also became clear.

As we developed this course, it also became evident that due diligence covers many issues and due diligence activities can vary based on whether the real estate professional is representing a seller, landlord, buyer or tenant. To provide a meaningful, concise and practical course, we focused on the due diligence issues and activities that seem to be of the greatest concern in the practice of real estate. As such, other due diligence issues and activities not covered in this course may be the focus of future re-licensing education courses.

COURSE OVERVIEW

Unit 1: explains how due diligence links to professionalism and self-regulation, and the obligations of due diligence in a representation relationship. It also explains that due diligence activities vary based on the client's role in the transaction. In addition, it describes the standard of care expected of real estate professionals in a representation relationship, explains how it is determined and identifies ways by which real estate professionals can meet the standard.

Unit 2: provides an explanation of real property ownership and the various property rights. It describes the information contained in a current Certificate of Title and also explains the types of interests that may be registered on title. In addition, the Unit also explains certain ownership-related issues, such as Dover rights, executordships, trusteeships, Powers of Attorney and corporations. It also provides step-by-step instructions on how to search SPIN, the online Land Titles database. The Unit concludes with due diligence activities regarding property ownership and title searches when representing sellers, landlords, buyers and tenants.

Unit 3: describes the role that Real Property Reports (RPRs) and Title Insurance may serve in real estate transactions and the benefits of each. The Unit also explains the role of the compliance stamp on an RPR. In addition, the Unit highlights some common property-related issues that may need to be addressed by sellers and buyers in connection with a potential real estate transaction. It also discusses the due diligence activities real estate professionals should perform in regards to RPRs and Title Insurance when representing sellers and buyers. Performing these due diligence activities and determining how the client wishes proceed is essential to providing competent service to clients and to ensure their interests are protected.

Unit 4: provides background information on the different types of property defects that may exist, such as patent defects and material latent defects. It discusses the disclosure requirements around material latent defects, information on misrepresentation as well as common building and environmental evaluations. In addition, the Unit also discusses the due diligence activities related to property defects for sellers and buyers. These due diligence activities include inquiries as to the existence of any property defects and whether or not any defects have been remedied.

The Unit table of contents located on the left side of the page displays the different sections of each Unit. The sections must be read in the order they appear in the table of contents. In some Units, you may have to use the vertical scroll bar to be able to view all the Unit sections listed in the table of contents. For these Units, the scroll bar is located on the right side of the table of contents. A green checkmark will appear beside each section in the table of contents once you have read the pages and moved to the next section. Sections in the table of contents which you have not read are greyed out. You can also use the table of contents to revisit pages within a section or move between sections that have a green checkmark. You cannot use the table of contents to access Unit sections or activities that are greyed out.

REAL ESTATE COUNCIL OF ALBERTA

You are logged in as Joe Test (Log out)

Unit 2: Property Ownership and Title Search

RESOURCES

UNIT 2: Property Ownership and Title Search

Page 5.4

UNIT OVERVIEW

- Unit Overview and Learning Objectives

REAL PROPERTY OWNERSHIP

- Introduction

TYPES OF ESTATES IN LAND

- Introduction
- Fee Simple Estate
- Leasehold Estate
- Life Estate

LEGISLATED LIMITATIONS TO OWNERSHIP RIGHTS

- Powers of Government
- Surface Rights, Mineral Rights and Water Rights

REAL PROPERTY RIGHTS AND OWNERSHIP

- Introduction
- Sole Ownership
- Joint Tenancy
- Tenancy in Common

OTHER OWNERSHIP MATTERS

- Introduction
- Trustees
- Executors
- Powers of Attorney
- Types of Powers of Attorney

CORPORATIONS

- Introduction

Tenancy in Common

Tenancy in common involves 2 or more property owners. Tenants in common may own equal or unequal shares of a property (e.g. quarter share, half share). There is no right of survivorship and a tenant in common may will his or her share of the property to anyone. Therefore, that person's share of the land goes to his or her estate and does not automatically transfer to the other property owner(s). A tenancy in common may also be terminated by agreement between the parties to sell one tenant's interest to another tenant, to sell to a third party or to sell by court order. The purchaser of that tenant's share then becomes a tenant in common with the other existing owner(s) of the property.

Example: Six friends purchase a recreational property as tenants in common. Janice, one of the owners, decides to sell her interest in the property. Brendan, another owner, decides to purchase her interest in the property. As a result, Janice terminates her agreement with the other owners and Brendan increases his ownership interest in the property.

To move between pages, use the NEXT and PREVIOUS buttons at the bottom of the page. If the NEXT button is greyed out, it means that you have a Unit Activity to complete or you are at the end of the Unit.

The screenshot shows the Real Estate Council of Alberta course orientation interface. On the left is a sidebar with a navigation menu. The main content area is titled 'UNIT OVERVIEW' and includes a paragraph describing the unit's focus on due diligence. Below this is a 'Unit Learning Objectives' box with a list of six objectives. At the bottom right, there are 'PREVIOUS' and 'NEXT' navigation buttons, with the 'NEXT' button being disabled (greyed out). The sidebar menu includes sections for 'COURSE INTRODUCTION', 'UNIT OVERVIEW', 'REAL ESTATE AND PROFESSIONALISM', 'STANDARD OF CARE FOR CLIENTS', and 'UNIT 1 ACTIVITY'.

REAL ESTATE COUNCIL OF ALBERTA
You are logged in as Joe Test (Log out)

COURSE INTRODUCTION
✓ Course Overview and Course Learning Objectives

UNIT OVERVIEW
✓ Unit Overview and Learning Objectives

REAL ESTATE AND PROFESSIONALISM
✓ Introduction
✓ Due Diligence and Professional Competency
✓ Representation Relationships
✓ Overview of Responsibilities to Clients
✓ Demonstrating Competence

STANDARD OF CARE FOR CLIENTS
✓ Introduction
✓ Determining Standard of Care
✓ Meeting Standard of Care

UNIT 1 ACTIVITY
✓

UNIT OVERVIEW

This Unit defines due diligence in the context of professionalism and self-regulation. It also explains that due diligence depends on the real estate professional having a representation relationship and that the types of due diligence activities they perform vary according to the role of the client in the transaction. The Unit also defines the standard of care expected of real estate professionals in a representation relationship, explains how it is determined and identifies ways by which real estate professionals can meet the standard.

Unit Learning Objectives

Upon completion of this Unit, the learner will be able to

- ✓ Describe the link between due diligence, professionalism and self-regulation
- ✓ Explain what a representation relationship is and what it involves
- ✓ Explain the obligations to clients in a representation relationship
- ✓ Identify the fundamental principles that underlay fiduciary duties
- ✓ Explain what the standard of care owed to clients is and how it is established
- ✓ List ways that real estate professionals can help ensure they meet the standard of care

← PREVIOUS NEXT →

Each Unit has a Resource Tab located in the bar above the table of contents and includes key information about the course. Click the tab to access the following resources:

- **Unit eBook:** Each Unit has an electronic version (.pdf file) of its content available as an eBook. As the online Unit pages are not print-friendly, the Unit eBooks can be downloaded and/printed for easy reference
- **Course Q & As:** The Course Q & As have helpful information about the course features and functions. If you have a course question, please check the Course Q & As for the answer
- **Course Orientation:** If you want to review any course feature or function, you can review this orientation any time during the course
- **Contact RECA:** If you require more information or need assistance than provided in the course Q & As, click Contact RECA for ways to contact the Education Helpdesk. Email and phone messages are monitored by the Helpdesk and responded to in the order they are received. To help us reply, please ask your specific question and provide the course name and your contact information. If your inquiry is content related, please include in your email, the Unit number and page reference

The screenshot shows the RECA website interface for the 'Real Estate Update 2014 (1358)' course. The top navigation bar includes the RECA logo and a user login status: 'You are logged in as Joe Test (Log out)'. The breadcrumb trail indicates the user is in 'Home > RE-REP 2014 > The Course > Unit 1: Due Diligence'. The main heading is 'Real Estate Update 2014 (1358)' followed by 'Unit 1: Due Diligence'. A sidebar on the left lists the course structure, including 'UNIT OVERVIEW', 'REAL ESTATE AND PROFESSIONALISM', 'STANDARD OF CARE FOR CLIENTS', and 'UNIT 1 ACTIVITY'. A red box highlights the 'RESOURCES' dropdown menu, which contains links to 'Unit eBook', 'Course Q & As', 'Course Orientation', and 'Contact RECA'. The main content area displays the 'UNIT OVERVIEW' and 'Unit Learning Objectives'.

UNIT OVERVIEW

This Unit defines due diligence in the context of professionalism and self-regulation. It also explains that due diligence depends on the real estate professional having a representation relationship and that the types of due diligence activities they perform vary according to the role of the client in the transaction. The Unit also defines the standard of care expected of real estate professionals in a representation relationship, explains how it is determined and identifies ways by which real estate professionals can meet the standard.

Unit Learning Objectives

Upon completion of this Unit, the learner will be able to

- ✓ Describe the link between due diligence, professionalism and self-regulation
- ✓ Explain what a representation relationship is and what it involves
- ✓ Explain the obligations to clients in a representation relationship
- ✓ Identify the fundamental principles that underlay fiduciary duties
- ✓ Explain what the standard of care owed to clients is and how it is established
- ✓ List ways that real estate professionals can help ensure they meet the standard of care

Various Activities are located at the end of each Unit. You need to complete these Activities before you can access the next Unit. The Activities require you to apply the Unit content to practical situations which help you self-assess a command of the information. Instructions are provided for each Activity and you will receive immediate feedback on your success with each Activity.

REAL ESTATE COUNCIL OF ALBERTA

You are logged in as Joe Test (Log out)

Home > RE-REP 2014 > The Course > Unit 3: Real Property Reports and Title Insurance

Exit activity

Real Estate Update 2014 (1358)

Unit 3: Real Property Reports and Title Insurance

RESOURCES

UNIT 3: Real Property Reports and Title Insurance

UNIT OVERVIEW

- Unit Overview and Learning Objectives

REAL PROPERTY REPORTS

- Introduction
- Current Real Property Reports
- Information Provided by Real Property Reports
- Municipal Certificate of Compliance
- Guidelines for Real Property Reports

TITLE INSURANCE

- Introduction
- Lender Policy
- Owner Policy
- Summary of Benefits

DUE DILIGENCE FOR REAL ESTATE PROFESSIONALS

- Introduction
- Representing Sellers
- Representing Buyers

APPENDIX

- Introduction

UNIT 3 ACTIVITY 1 - PART 1

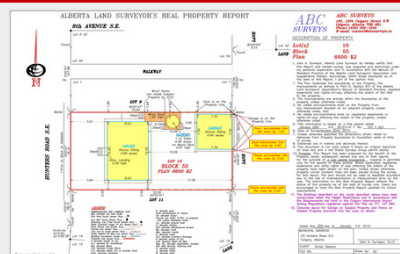
UNIT 3 ACTIVITY 1 - PART 2

UNIT 3 ACTIVITY 2 - PART 1

UNIT 3 ACTIVITY 2 - PART 2

Unit 3 Activity 1 - Part 1

Instructions: Based on the sample RPR provided, select the correct answer for each question then click Submit Answer. For an incorrect answer, try again. Click the sample RPR to open it as a pdf.



Question 1 / 14

Which of the following information is included in the RPR?

- ☐ A) Legal description of the property
- ☐ B) Dimensions of any encroachments off of the property
- ☐ C) A signed certification and opinion by an Alberta Land Surveyor
- ☒ D) All the information is included in the RPR

Correct Click Next Question.

PREVIOUS QUESTION

NEXT QUESTION

The course automatically tracks your progress which allows you to start and stop the course to suit your schedule. When you want to leave the course, click the EXIT button in the top right corner of the page to return to the course homepage where you will need to click Logout. You must properly exit the Unit and logout from the course to save your progress. This ensures that when you return, you will automatically start at the page where you left off. If you want to leave the course while working on an Activity, you must complete the Activity before exiting and logging out for your work to be saved. Otherwise, you will have to redo that Activity when you return to the Unit.

The screenshot shows the course interface for Unit 4: Property Defects. The top navigation bar includes the Real Estate Council of Alberta logo, the course title "Real Estate Update 2014 (1358)", and a user login status "You are logged in as Joe Test (Log out)". A red box highlights the "EXIT" button in the top right corner. The left sidebar contains a list of units and topics, with "Unit 4: Property Defects" selected. The main content area displays the title "Property Inspection and Specialized Building System Inspections" and a detailed description of property inspections. A "Practice Tip" box is also visible at the bottom.

The screenshot shows the course orientation page. The top navigation bar includes the Real Estate Council of Alberta logo, the course title "Real Estate Update 2014 (1358)", and a user login status "You are logged in as Joe Test (Log out)". A red box highlights the "Log out" link in the top right corner. The main content area is titled "Course Resources" and lists various resources available to the user, including "Course System Requirements", "Course Orientation", "Course Evaluation", and "Certificate of Completion". The "The Course" section provides an overview of the course structure, including a list of units and topics. A red box highlights the "Log out" link in the top right corner.

A completion message appears once you have completed all Units in the course. You will then be able to access the Industry Tools. RECA Education has developed these tools to help you with your due diligence activities when representing clients.

REAL ESTATE COUNCIL OF ALBERTA

You are logged in as Joe Test (Log out)

Real Estate Update 2014 (1358)

Course Resources

Before beginning the course, please read the Course System Requirements and the Course Orientation. Once you have completed the course, please fill in the Course Evaluation and print your Certificate of Completion.

- Course System Requirements
- Course Orientation
- Course Evaluation
- Certificate of Completion

The Course

The Real Estate Update 2014 course consists of 5 Units. Each Unit concludes with activities that must be completed before the next Unit can be opened. There is no exam. The course focuses on developing a practical knowledge of the due diligence activities that real estate professionals should perform on behalf of their clients. The due diligence activities are discussed relative to the client's role as a seller, landlord, buyer or tenant.

Unit 1 explains due diligence and how it relates to client representation. Unit 2 covers property ownership, property titles and registrations and how to search them using the online database known as SPIN. Unit 3 discusses Real Property Reports and Title Insurance and the role that each may play in a real estate transaction. Unit 4 describes property defects and how they relate to real estate transactions. Unit 5 explains flood hazard areas and how to use the provincial online flood hazard mapping. Helpful Industry Tools are included at the end of the course to assist real estate professionals in their practice.

Before you can access any of the Units, you will need to read and acknowledge that you agree to abide by the Education Code of Conduct for Learners.

- Education Code of Conduct for Learners
- Unit 1: Due Diligence
- Unit 2: Property Ownership and Title Search
- Unit 3: Real Property Reports and Title Insurance
- Unit 4: Property Defects
- Unit 5: Flood Hazard Areas
- Industry Tools**

You have completed the course. Before you logout, please take a few minutes to do the following:

- Review the Industry Tools to help you perform due diligence activities for clients
- Complete the Course Evaluation by clicking the link in the Course Resources
- Print your Certificate of Completion by clicking the link in the Course Resources

INDUSTRY TOOLS

RECA Education has developed various tools to help real estate professionals when performing their due diligence activities for clients. You are encouraged to download, save, print and use these tools in your respective real estate practice. To access each tool, click on the link provided.

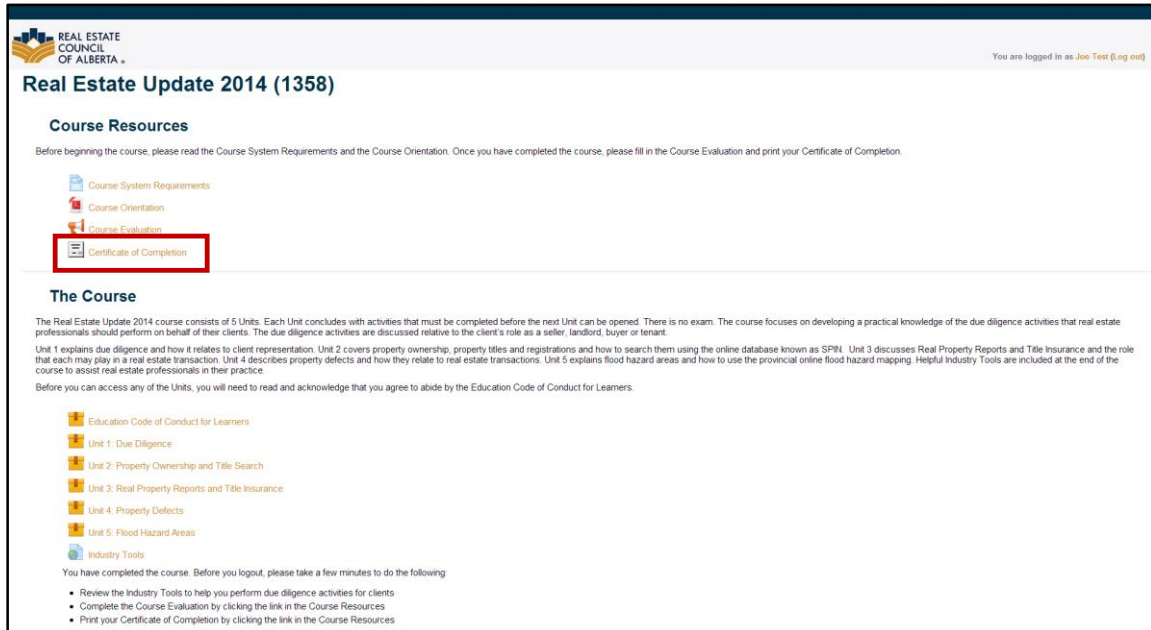
- Flood Hazard Areas Due Diligence Checklist When Representing Buyers
- Flood Hazard Areas Due Diligence Checklist When Representing Landlords
- Flood Hazard Areas Due Diligence Checklist When Representing Sellers
- Flood Hazard Areas Due Diligence Checklist When Representing Tenants
- How to Conduct a Search Using the Flood Hazard Map Application
- How to Search Property Titles Using SPIN
- Property Defects Due Diligence Checklist When Representing Buyers
- Property Defects Due Diligence Checklist When Representing Sellers
- Property Inspection Request Form
- Property Ownership Due Diligence Checklist When Representing Buyers/Tenants
- Property Ownership Due Diligence Checklist When Representing Sellers/Landlords
- RPR Due Diligence Checklist When Representing Buyers
- RPR Due Diligence Checklist When Representing Sellers

Once you have completed the Units and viewed the Industry Tools, you will be returned to the course homepage. Once there, click the Course Evaluation link to provide your feedback on the course. This link is under the Course Resources.

The screenshot shows the course homepage for 'Real Estate Update 2014 (1358)'. The header includes the Real Estate Council of Alberta logo and a login status for 'Joe Test'. The main section is titled 'Course Resources' and contains a list of links: 'Course System Requirements', 'Course Orientation', 'Course Evaluation' (highlighted with a red box), and 'Certificate of Completion'. Below this is a section titled 'The Course' which describes the course structure and lists the units: 'Education Code of Conduct for Learners', 'Unit 1: Due Diligence', 'Unit 2: Property Ownership and Title Search', 'Unit 3: Real Property Reports and Title Insurance', 'Unit 4: Property Defects', 'Unit 5: Flood Hazard Areas', and 'Industry Tools'. At the bottom, there are instructions on what to do after completing the course, including reviewing industry tools, completing the course evaluation, and printing the certificate of completion.

The screenshot shows the 'Course Evaluation' form for 'Real Estate Update 2014 (1358)'. The form is titled 'Course Evaluation' and contains several sections for feedback. Each section has a set of radio buttons for 'Strongly Agree', 'Agree', 'Disagree', and 'Strongly Disagree'. The sections are: 'The course increased my awareness of industry issues and will help me in my real estate practice.', 'The course had the right mix of text, graphics, examples and activities.', 'The course content was clear, relevant and easy to follow.', 'The course layout and screen were easy to navigate.', 'The course activities provided the opportunity to apply my knowledge of the topics.', and 'I liked the flexibility of learning at my convenience and at my own pace.' At the bottom, there is a text box for 'Is there anything else you would like to tell us about your experience taking this course? Click in the white space to enter your comments.'

After completing the Course Evaluation, you will be returned to the course homepage where you can access your Certificate of Completion (.pdf file) by clicking the link under Course Resources. Be sure to print your Certificate for your personal records. Your RECA education record will be updated once you have completed the course.



REAL ESTATE COUNCIL OF ALBERTA

You are logged in as **Joe Test** (Log out)

Real Estate Update 2014 (1358)

Course Resources

Before beginning the course, please read the Course System Requirements and the Course Orientation. Once you have completed the course, please fill in the Course Evaluation and print your Certificate of Completion.

- Course System Requirements
- Course Orientation
- Course Evaluation
- Certificate of Completion**

The Course

The Real Estate Update 2014 course consists of 5 Units. Each Unit concludes with activities that must be completed before the next Unit can be opened. There is no exam. The course focuses on developing a practical knowledge of the due diligence activities that real estate professionals should perform on behalf of their clients. The due diligence activities are discussed relative to the client's role as a seller, landlord, buyer or tenant.

Unit 1 explains due diligence and how it relates to client representation. Unit 2 covers property ownership, property titles and registrations and how to search them using the online database known as SPRI. Unit 3 discusses Real Property Reports and Title Insurance and the role that each may play in a real estate transaction. Unit 4 describes property defects and how they relate to real estate transactions. Unit 5 explains flood hazard areas and how to use the provincial online flood hazard mapping. Helpful Industry Tools are included at the end of the course to assist real estate professionals in their practice.

Before you can access any of the Units, you will need to read and acknowledge that you agree to abide by the Education Code of Conduct for Learners.


- Education Code of Conduct for Learners
- Unit 1: Due Diligence
- Unit 2: Property Ownership and Title Search
- Unit 3: Real Property Reports and Title Insurance
- Unit 4: Property Defects
- Unit 5: Flood Hazard Areas
- Industry Tools

You have completed the course. Before you logout, please take a few minutes to do the following:

- Review the Industry Tools to help you perform due diligence activities for clients.
- Complete the Course Evaluation by clicking the link in the Course Resources
- Print your Certificate of Completion by clicking the link in the Course Resources



This concludes the Course Orientation. Please close this .pdf file to return to the course homepage. To continue in the course, click the Education Code of Conduct for Learners link.







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Real Estate Update 2014 (1358)

Course Resources

Before beginning the course, please read the Course System Requirements and the Course Orientation. Once you have completed the course, please fill in the Course Evaluation and print your Certificate of Completion.














-  [Course System Requirements](#)
-  [Course Orientation](#)
-  [Course Evaluation](#)
-  [Available once you successfully complete Unit 5: Flood Hazard Areas.](#)
-  [Certificate of Completion](#)
-  [Available once you successfully complete Unit 5: Flood Hazard Areas.](#)

The Course

The Real Estate Update 2014 course consists of 5 Units. Each Unit concludes with activities that must be completed before the next Unit can be opened. There is no exam. The course focuses on developing a practical knowledge of the due diligence activities that real estate professionals should perform on behalf of their clients. The due diligence activities are discussed relative to the client's role as a seller, landlord, buyer or tenant.

Unit 1 explains due diligence and how it relates to client representation. Unit 2 covers property ownership, property titles and registrations and how to search them using the online database known as SPIN. Unit 3 discusses Real Property Reports and Title Insurance and the role that each may play in a real estate transaction. Unit 4 describes property defects and how they relate to real estate transactions. Unit 5 explains flood hazard areas and how to use the provincial online flood hazard mapping. Helpful Industry Tools are included at the end of the course to assist real estate professionals in their practice.

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-  [Education Code of Conduct for Learners](#)
-  [Unit 1: Due Diligence](#)
-  [Available once you successfully complete Education Code of Conduct for Learners.](#)
-  [Unit 2: Property Ownership and Title Search](#)
-  [Available once you successfully complete Unit 1: Due Diligence.](#)
-  [Unit 3: Real Property Reports and Title Insurance](#)
-  [Available once you successfully complete Unit 2: Property Ownership and Title Search.](#)
-  [Unit 4: Property Defects](#)
-  [Available once you successfully complete Unit 3: Real Property Reports and Title Insurance.](#)
-  [Unit 5: Flood Hazard Areas](#)
-  [Available once you successfully complete Unit 4: Property Defects.](#)
-  [Industry Tools](#)
-  [Available once you successfully complete Unit 5: Flood Hazard Areas.](#)

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