

Title	Nevada Purchase Contracts and Real Property Purchase Considerations
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Time	Unit Title	Section	Learning Objectives
45	Residential Purchase Contract	Reading Assignment	<ul style="list-style-type: none"> • Read information to be considered when evaluating Generic Residential purchase agreement • Review the missing sections and terms within the contract • Read and understand NRS 645.252 as it pertains to duties of licensee acting as agent in real estate transaction • Understand the property disclosures including pest/construction defect, insurance, water damage, mold disclosure etc.
35	NRS 645.630	Reading Assignment	<ul style="list-style-type: none"> • Review Section 10 of NRS 645.630 as it pertains to grounds and penalties for disciplinary action against licensees: acts relating to fraud; failing to maintain brokerage agreements for review and audit; • mishandling of money belonging to others; interference with contract
30	Definitions	Reading Assignment	<ul style="list-style-type: none"> • Review and understand the definitions for Residential Purchase Agreement • Note the items to consider when evaluating the residential purchase contract form • Read through and understand each section of the provided Residential Purchase Agreement form
15	Residential Offer and Acceptance Agreement	Reading Assignment	<ul style="list-style-type: none"> • Read through and understand each section of the provided Residential Offer and Acceptance Agreement form
25	Counter Offer	Reading Assignment	<ul style="list-style-type: none"> • Learn how to complete a counter offer and how to fill out the form • Review the conditions that agents should take note of in writing aside from the counter offer
30	Equity Sheets	Reading Assignment	<ul style="list-style-type: none"> • Review sample forms provided for different equity sheets noting differences • between Conventional, VA, 80/20, Cash, Subprime, FHA, • Conforming and Non Conforming loans
3 hrs	Total Time		
180	Total Minutes		