

Table of Contents

- Preface
- Goals and Foundation of the Text p. xiii
- Special Features p. xiii
- Topic Coverage p. xiii
- Background of the Student p. xiv
- About the Authors p. xiv
- Part 1 Finance and Real Estate p. 1
- 1 Real Estate Finance: An Overview p. 2
- 2 Money, Credit, and the Determination of Interest Rates p. 15
- 3 Finance Theory and Real Estate p. 28
- Part 2 Residential Real Estate Finance p. 43
- 4 The Early History of Residential Finance and Creation of the Fixed-Rate Mortgage p. 44
- 5 Postwar Residential Finance p. 62
- 6 Alternative Mortgage Instruments p. 92
- 7 Financing and Property Values p. 123
- 8 Federal Housing Policies p. 142
- 9 Federal Housing Policies: Part II p. 172
- 10 The Secondary Mortgage Market p. 188
- 11 Valuation of Mortgage Securities p. 216
- 12 Controlling Default Risk Through Borrower Qualification, Loan Underwriting, and Contractual Relationships p. 253
- 13 Loan Origination, Processing, and Closing p. 270
- 14 Mortgage Default Insurance, Foreclosure, and Title Insurance p. 279
- Part 3 Commercial Real Estate Finance p. 299
- 15 Value, Leverage, and Capital Structure p. 300
- 16 Federal Taxation and Real Estate Finance p. 320
- 17 Sources of Funds for Commercial Real Estate Properties p. 350
- 18 Acquisition, Development, and Construction Financing p. 366
- 19 Permanent Financing of Commercial Real Estate Properties p. 391
- 20 Ownership Structures For Financing and Holding Real Estate p. 415
- Part 4 Special Topics in Real Estate Finance p. 433
- 21 Real Estate in a Portfolio Context p. 434
- 22 Liability, Agency Problems, Fraud, and Ethics in Real Estate Finance p. 455
- Appendix 1 p. 479
- Appendix 2 p. 520
- Appendix 3 p. 522
- Glossary p. 527
- Name Index p. 547
- Subject Index p. 549