



A POLYTECHNIC INSTITUTION

School of Business

Program: Marketing Management

Option:

Course Number: MKTG 4413

Course Name: MORTGAGE FINANCE

Start Date: January 3, 2007

End Date: May 25, 2007

Total Hours: 80 Total Weeks: 20

Term/Level: 4 Course Credits: 5.5

Hours/Week: 4 Lecture: 2 Lab: 2

Shop: Seminar: Other:

**Prerequisites****Course Number is a Prerequisite for:**

Course No.	Course Name
MKTG 3313	Introduction to Real Estate Finance

Course No.	Course Name
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**v Course Description (required)**

MKTG 4413 – Mortgage Finance builds on the fundamentals gained by students in MKTG 3313, and enables them to achieve greater competence with the skills involved in advanced mortgage finance and investment cashflow techniques. The economic environment of the mortgage market and the practical administration of mortgage loans are also covered in this course.

The components covered will include:

- Capital Markets
- Residential and Commercial Mortgage Underwriting
- Mortgage Administration
- Refinancing
- Appraisal
- Development Lending

**v Detailed Course Description (optional)****v Evaluation**

Final Exam	40
Mid-term exam	25
Quizzes	15
Project	10
Class Participation*	10
<b>TOTAL</b>	<b>100%</b>

Comments: Failure to achieve 50% or more on: the combination of the exams (mid-term and final), and the individual assignments/participation marks, will result in a 0% being assigned for all other projects and assignments, resulting in a failing grade for this course.

(\* Class Participation marks must be earned individually in class, through proactive and constructive contribution to the course content.)

v **Course Learning Outcomes/Competencies**

Upon successful completion, the student will be able to:

- Describe the Canadian capital market structure as it applies to the mortgage market
- Describe the participants in the Canadian mortgage market and the roles they play
- Describe the participation of the Federal Government in the mortgage market
- Fully understand the features of and the roles/responsibilities of all parties to a mortgage contract
- Perform the underwriting function of a mortgage loan, both commercial and residential
- Administer a mortgage loan, including all required calculations
- Analyze the mortgage form, the sale/leaseback form, plus other methods of financing

v **Verification**

I verify that the content of this course outline is current.



Authoring Instructor

DECEMBER 12, 2006

Date

I verify that this course outline has been reviewed.

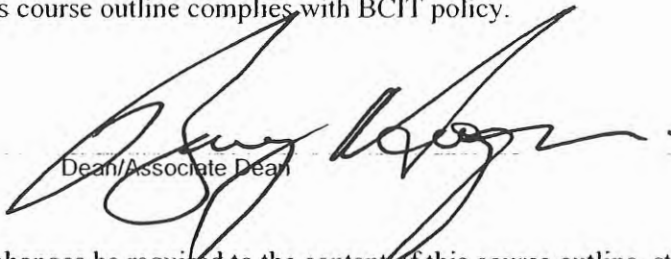


Program Head/Chief Instructor

14-12-06

Date

I verify that this course outline complies with BCIT policy.



Dean/Associate Dean

Dec. 22/06.

Date

Note: Should changes be required to the content of this course outline, students will be given reasonable notice.

v **Instructor(s)**

David Wan

Office Location: SE6-373

Office Phone: 604-451-6769

Office Hrs.: As posted

E-mail Address: david\_wan@bcit.ca

v **Learning Resources**

*Required:*

- Hewlett Packard 10BII Financial Calculator
- Handouts for lab use and review

*Recommended:*

REAL ESTATE FINANCE IN A CANADIAN CONTEXT: By David Baxter, Stan W. Hamilton, & Daniel Ulinder.

v **Information for Students**

*(Information below can be adapted and supplemented as necessary.)*

**Assignments:** Late assignments, lab reports or projects will **not** be accepted for marking. Assignments must be done on an individual basis unless otherwise specified by the instructor.

**Makeup Tests, Exams or Quizzes:** There will be **no** makeup tests, exams or quizzes. If you miss a test, exam or quiz, you will receive zero marks. Exceptions may be made for **documented** medical reasons or extenuating circumstances. In such a case, it is the responsibility of the student to inform the instructor **immediately**.

**Ethics:** BCIT assumes that all students attending the Institute will follow a high standard of ethics. Incidents of cheating or plagiarism may, therefore, result in a grade of zero for the assignment, quiz, test, exam, or project for all parties involved and/or expulsion from the course.

**Attendance:** The attendance policy as outlined in the current BCIT Calendar will be enforced. Attendance will be taken at the beginning of each session. Students not present at that time will be recorded as absent.

**Missing more than 10% of classes without prior arrangement and consent of your instructor may result in a grade of 0% being assigned for your final exam, equating to a failing grade for this course.**

**Illness:** A doctor's note is required for any illness causing you to miss assignments, quizzes, tests, projects, or exam. At the discretion of the instructor, you may complete the work missed or have the work prorated.

**Attempts:** Students must successfully complete a course within a maximum of three attempts at the course. Students with two attempts in a single course will be allowed to repeat the course only upon special written permission from the Associate Dean. Students who have not successfully completed a course within three attempts will not be eligible to graduate from the appropriate program.

**Course Outline Changes:** The material or schedule specified in this course outline may be changed by the instructor. If changes are required, they will be announced in class.

v **Assignment Details**

Project work is expected to be turned in by the due date. Late turn-ins will result in a 0% grade for the project.

### Schedule

Week of/ Number	Outcome/Material Covered	Reference/ Reading	Assignment	Due Date
Jan. 1 <sup>st</sup> / #1	Capital Market Structure	Chapter 1		
Jan. 8 <sup>th</sup> / #2	What is a Mortgage	Chapter 4		
Jan. 15 <sup>th</sup> / #3	Implementation and Enforcement of Mortgages	Chapter 5		
Jan. 22 <sup>nd</sup> / #4	Mortgage Underwriting and Residential Borrower Qualification	Chapter 8		
Jan. 29 <sup>th</sup> / #5	Quiz	Chapter 1, 4 – 5, 8		
Feb. 5 <sup>th</sup> / #6	Management of Individual Loans	Chapter 9		
Feb. 12 <sup>th</sup> / #7	Commercial Mortgage Underwriting	Chapter 10		
Feb. 19 <sup>th</sup> / #8	Contemporary Mortgage Repayment Schemes	Chapter 11		
Feb. 26 <sup>th</sup> / #9	Refinancing the Property	Chapter 12		
Mar. 5 <sup>th</sup> / #10	Mid-term Exam	Chapter 1, 4 – 5, 8 – 12		
Mar. 12 <sup>th</sup>	Spring Break			
Mar. 19 <sup>th</sup> / #11	Development Financing	Chapter 14		
Mar. 26 <sup>th</sup> #12	Quiz	Chapter 11, 12, and 14		
Apr. 2 <sup>nd</sup> / #13	Participation Mortgages	Chapter 15		
Apr. 9 <sup>th</sup> / #14	Financing for Leasehold Estates	Chapter 16		
Apr. 16 <sup>th</sup> / #15	Appraisal for Mortgage Lending	Chapter 17		
Apr. 23 <sup>rd</sup> / #16	Project Presentation			
Apr 30 <sup>th</sup> / #17	Mortgage Buy Downs	Handouts		
May 7 <sup>th</sup> / #18	Mortgage Buy Downs (cont'd)	Handouts		
May 14 <sup>th</sup> / #19	Course Review			
May 21 <sup>st</sup> / #20	Final Exam			