



first tuesday

The California Real Estate Educators

November 2009 Real Estate Guidance from first tuesday

Hello first tuesday member,

Sacramento is abuzz with changes to laws which affect how you do business. Most notable among them are SB 94 which makes all advance fees for loan modifications illegal, and SB 36 which requires all DRE licensees who engage in mortgage loan originations to obtain a special Mortgage Originator endorsement from the DRE in keeping with the Nationwide Mortgage Licensing System and Registry. For more information on these and other important changes, see our recent blog entries [California takes steps to protect current and future homeowners](#) and [New legislation regulating mortgages](#).

The **first tuesday journal online** also offers a Sacramento Gossip feature which allows you to keep track of pending changes to real estate-related laws, and remember to check our Legislative Watch section for a detailed report on each new law!

In the latest November issue of **fresh articles**:

- a look at how to [avoid prepayment penalties](#);
- an analysis of the [homeowner's right to default, free of moral obligation](#) ;
- a look at [negative equity as a factor in bringing about the Millenium Recession](#) ;
- an examination of the relationship between [homeownership and the larger economy](#) ;
- an analysis of the important role the [consumer price index \(CPI\) plays in the real estate industry](#) ; and
- a discussion of the role [home equity borrowing had in](#)

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Real Estate Journal Online

Your November issue:
[[click here](#)]

Dodging the fee: home loan assumptions and prepayment avoidance

On avoiding prepayment penalties.

California homeowners: exercising your right to default

On a homeowner's contractual right to default.

The speculative price (dis)advantage: negative equity and the Great Liquidation

On the factors that triggered the Millenium Recession.

Homeownership and the economy, a dangerous two-way street

On the relationship between homeownership and the economy.

Calculating owner-occupied housing in CPI: a high-stakes and contentious quandary

On the role the consumer price index plays in the real estate industry.

The effect of home equity borrowing on the real estate market bust

On the link between home equity

[the real estate downturn](#) .

first tuesday has responded to your feedback by making the online course homepages easier to navigate. Over the next few months, we hope to continue improving the navigation of our site to allow for an easier, streamlined educational experience.

Until next month, thanks again for choosing **first tuesday**. Your business is much appreciated, and we hope you find our materials valuable to your continued success.

Regards,

first tuesday

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P.S. Check out our [Market Charts](#) section for a vivid analysis on the course of the California real estate market!

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You and first tuesday



on common ground

borrowing and the housing bust.