

# SCHOOL CATALOG

## NEW STAR REAL ESTATE SCHOOL

*(January 1, 2014 – January 1, 2015)*

**Main Campus:**

6071 Beach Boulevard  
Buena Park, CA 90621  
Tel: 714-994-3377  
Fax: 714-994-3485

**Branch Campus:**

3030 W. 8<sup>th</sup> Street, Suite 203  
Los Angeles, CA 90005  
Tel: 213-385-4989  
Fax: 213-365-7117

[www.newstarschool.org](http://www.newstarschool.org)

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COURSE PROVIDER NAME: **New Star Real Estate School**

WEB SITE ADDRESS: **[www.newstarschool.org](http://www.newstarschool.org)**

The *New Star Real Estate School* catalog will be updated by the end of each calendar year, in December. Students will be provided with a catalog before registering for our courses or upon request.

Requests for a School Catalog can be filled by downloading to the School Catalog from the school's website ([www.newstarschool.org](http://www.newstarschool.org)) or by sending an e-mail to the administrative staff and requesting one through the website, or by calling the school and requesting a Catalog be sent through the mail, or by visiting one of our campuses and picking up a Catalog in person.

Classes will be held at:

- 6071 Beach Blvd. Buena Park, CA 90621                      Main Campus
- 3030 W. 8th Street #200 Los Angeles, CA 90005              Branch Campus

**CLASS TIME COMMITMENT:**                      45 hours within a 3 month period

**CLASS SCHEDULE / HOURS OF OPERATON:**

<b>Mon, Tues:</b>	08/20/14 – 10/08/14	<b>Sat:</b>	09/14/14 – 11/02/14
(6:30PM – 8:30PM)	10/14/14 – 11/26/14	(9:00AM – 1:00PM)	11/02/14 – 01/04/15
	12/02/14 – 01/28/15		01/04/15 – 02/22/15
	02/03/15 – 03/18/15		02/22/15 – 04/12/15

Holidays in 2014:                      9/2, 11/27, 12/23, 12/24, 12/28, 12/30, 12/31

*\*\*Monday and Tuesday classes will cover 1 chapter each day. Saturday classes will cover 2 chapters each day.*

*New Star Real Estate School* is a private institution that is approved to operate by the Bureau for Private Postsecondary Education. Approval means that the institution is in compliance with the California Private Postsecondary Act of 2009.

*New Star Real Estate School* does not have a pending petition in bankruptcy, is not operating as a debtor in possession, has not filed a petition within the preceding five years, or has had a petition in bankruptcy filed against it within the preceding five years that resulted in reorganization under Chapter 11 of the United Bankruptcy Code.

**REVIEW DOCUMENTS PRIOR TO SIGNING:** As a prospective student, you are encouraged to review this catalog prior to signing an enrollment agreement. You are also encouraged to review the School Performance Fact Sheet, which must be provided to you prior to signing an enrollment agreement.

## **MISSION STATEMENT:**

The *New Star Real Estate School* is a private real estate school dedicated to meeting the educational and training needs of the real estate industry by providing specialized post-secondary education and training in a student-centered environment. We provide individual learners with the tools necessary to achieve success in obtaining a real estate license and becoming successful in the real estate industry.

## **OBJECTIVES:**

- To educate, train and develop students to their full potential by providing specific skills and training in a well-balanced curriculum.
- To provide students with relevant learning experiences that are personal and practical in a supportive and efficient environment.
- To ensure that our students will be fully prepared to successfully complete the requirements in order to obtain a real estate license.

**COURSE DESCRIPTION:** Enrollment in *License Examination Preparation* provides students with the statutory courses needed to qualify to take the State Exam for Real Estate Sales Agents. This course covers: Principles, Finance, Appraisal, Escrow, Law, Practices, Economics, Management, and more! Our courses are designed to ensure that students have no surprises on exam day. We understand how to become a real estate agent in California, as well as the California real estate license requirements. We will guide you every step of the way.

**COURSE CATEGORY:** Live Examination Preparation (14 Chapters Covered)

## **TEXTBOOK INFORMATION:**

**Title:** *California Real Estate Principles*

**Author:** Walt Huber

**Copyright Date:** 2011

**Pages:** 552 pages

**Edition:** 13<sup>th</sup> edition

**FACILITIES AND EQUIPMENT:** All class sessions at the Main Campus are held at 6071 Beach Blvd. Buena Park, CA 90621. The area of the New Star Real Estate School is approximately 5,000 square feet, with front and back entrances, a reception area, two administrative offices, two lab skills rooms and two classrooms. Restrooms and student and faculty lounge areas are available as well.

New Star Real Estate School provides instruction for its programs with up to date equipment such as educational videos, computers, and instruction manuals. *All of this equipment is owned by New Star Real Estate School.*

New Star Real Estate School students take their training in standard classrooms for all class instruction. Students are required to purchase textbooks when they enroll. There is no other equipment required.

**LIBRARY:** New Star Real Estate School does not have a library. However, there are public libraries nearby that students can go to if they need to obtain and gain access to certain information.

**Branch Campus Library Access:**  
**Los Angeles Public Library (Pio Pico Koreatown)**  
694 S. Oxford Ave.  
Los Angeles, CA 90005

**Main Campus Library Access:**  
**Fullerton Public Library**  
353 W Commonwealth Ave.  
Fullerton, CA 92832

**Hours of Operation:**  
**Mon:** 10-8, **Tue:** 12:30-8, **Wed:** 10-8, **Thu:** 12:30-8,  
**Fri:** 10-5:30 **Sat:** 10-5:30, **Sun:** Closed

**Hours of Operation:**  
**Mon:** 10-9, **Tue:** 10-9, **Wed:** 10-9,  
**Thu:** 10-9, **Fri:** 10-5, **Sat:** 10-5,  
**Sun:** 1-5

**STATE DISCLOSURES:** The State of California wants all prospective students to be aware of their rights and responsibilities as a student, and throughout this publication, New Star Real Estate School has worked to ensure that every right you have as a student is fully understood by the management at this school and your rights are respected on both of the New Star Real Estate School campuses in the Los Angeles and Fullerton locations.

**CONTACT FOR ADDITIONAL INFORMATION / COMPLAINTS:** If you have any questions please contact New Star Realty at (714) 636-6900 or visit us at 9625 Garden Grove, Blvd., Garden Grove, CA 92844.

1. Any questions a student may have regarding this catalog that have not been satisfactorily answered by the institution may be directed to the Bureau for Private Postsecondary Education at 2535 Capitol Oaks Drive, Suite 400, Sacramento, CA 95833, [www.bppe.ca.gov](http://www.bppe.ca.gov), toll-free telephone number (888) 370-7589 or by fax (916) 263-1897.
2. A student or any member of the public may file a complaint about this institution with the Bureau for Private Postsecondary Education by calling (888) 370-7589 toll-free or by completing a complaint form, which can be obtained on the bureau's internet web site [www.bppe.ca.gov](http://www.bppe.ca.gov).

#### **NOTICE OF CONCERNING TRANSFERABILITY OF CREDITS AND CREDENTIALS EARNED AT OUR INSTITUTION**

The transferability of credits you earn at New Star Real Estate School is at the complete discretion of an institution to which you may seek to transfer. Acceptance of the certificate you earn in the Real Estate at New Star Real Estate School is also at the complete discretion of the institution to which you may seek to transfer. If the certificate that you earn at this institution are not accepted at the institution to which you seek to transfer, you may be required to repeat some or all of your coursework at that institution. For this reason you should make certain that your attendance at this institution will meet your educational goals. This may include contacting an institution to which you may seek to transfer after attending New Star Real Estate School to determine if your certificate will transfer.

New Star Real Estate School does not guarantee the transferability of its credits to any other institution unless there is a written agreement with another institution. New Star Real Estate School has not entered into an articulation or transfer/written agreement with any other institution. Full credit is provided for courses completed in their entirety in the form of a certificate. We do not offer partial credit, nor is partial credit transferable to another educational institution. Our institution does not award credit for prior experiential learning.

**STUDENT ADMISSION:** Any student enrolling in our institution will have to have a legal status in the United States. We admit any student with a valid driver's license or any similar form of identification.

**VISA:** Our institution does not provide visa services nor vouch for student status, and any associated charges. All of our instructions will occur in English and live.

### **Required Licensing Courses**

- ✓ Real Estate Principles
  - ✚ Key topics include time management, listing and selling process, property valuation, closing the sale, escrow procedures, taxes, financing, and more!
- ✓ Real Estate Practice
  - ✚ Topics include the business of real estate, the art of pricing and listing, and how to find and counsel the buyer.

### **Elective Licensing Courses**

- ✓ Legal Aspects of Real Estate
  - ✚ Topics include common myths and misconceptions that affect your day-to-day activities and how to avoid legal entanglements.
- ✓ Real Estate Appraisal
  - ✚ Topics include appraisal process, neighborhood analysis and valuations, site analyses and valuations, depreciation concepts, and valuation methods.
- ✓ Real Estate Finance
  - ✚ Topics include mortgages, mortgage money markets, sources of supply and demand for financing, loan processing, and trust deeds and tax aspects.
- ✓ Real Estate Economics
  - ✚ Topics include trends and factors that influence changes in real estate values, interpreting the economy and the real estate market, government and business conditions that affect real estate decisions, as well as regional and local trends unique to your market.
- ✓ Real Estate Property Management
  - ✚ Topics focus on income-producing properties with a major emphasis on small and medium apartment complexes.
- ✓ Escrow
  - ✚ Topics include theory and practice of escrow, step-by-step outline of processing, regional variations, title documents, prorations, title insurance, automation, ethics, and specialized escrows.

### **\*SALESPERSON LICENSE REQUIREMENTS\***

- ◇ Must be over 18 years of age
- ◇ Must have either U.S. citizenship / Green card
- ◇ Must finish a minimum of (3) courses

You must pay an enrollment fee of **\$440**, one-time registration valid for a year, which consists of:

- ◇ 2 required courses: Principles and Practices
- ◇ 1 elective course: Select one from Legal-Aspects, Appraisal, Finance, Economics or Accounting, Business Law, Property Management, Escrow
- ◇ Course textbooks

For the Home Study Salesperson Course the fee is \$245, one-time registration valid for a year, which consists of:

- ◇ 2 required courses: Principles and Practices
- ◇ 1 elective course: Select one from Legal-Aspects, Appraisal, Finance, Economics or Accounting, Business Law, Property Management, Escrow
- ◇ Course textbooks

Upon completion of the course within 8 weeks, a certificate will be issued after an open book test.

Salesperson DRE exam application requires Certificate / Application / \$60 fee.  
Passing rate: 70% or more correct answers out of 150 questions (3 hours and 15 minutes)

**\* BROKER LICENSE REQUIREMENTS \***

1. Must be over the age of 18 years old
2. Must have successfully completed eight courses.
3. Real estate related degree from a 4-year university in the U.S. or more than two years full time work experience in the real estate industry

You must pay an enrollment fee of **\$640**, which consists of:

- ✧ 5 required courses: Practice / Legal-Aspects / Appraisal / Finance / Economics or Accounting
- ✧ 3 optional courses from the following: Principles / Business Law / Property Management / Escrow
- ✧ Each course is \$80; a total of 8 courses are \$640
- ✧ A total of 8 courses (24 credits) must be completed

Upon completion of each course within 2 weeks and half, an exam application is eligible (fee: \$95)

- ✧ Passing rate: 75% or more correct answers out of 200 questions (5 hours)

**\* LICENSE RENEW \***

- ✧ Renewal courses: Agency / Ethics / Fair Housing / Trust Fund / Risk Management / Real Estate matters

**\*CONTINUING EDUCATION\***

- ✧ 45 hours continuing education for every 4 years (fee: \$115)
- ✧ Each course is eligible as 3 credits in a university.

Upon completion of courses, a certificate will be issued for student achievement. Send the certificate to DRE with the renewal fee and an application.

## **CALIFORNIA STUDENT TUITION RECOVERY FUND**

The State of California created the Student Tuition Recovery Fund (STRF) to relieve or mitigate economic losses suffered by students in educational programs who are California residents, or are enrolled in a residency program attending certain schools regulated by the Bureau for Private Postsecondary and Vocational Education.

You may be eligible for STRF if you are a California resident or are enrolled in a residency program, prepaid tuition, paid the STRF assessment, and suffered an economic loss as a result of any of the following:

1. The school closed before the course of instruction was completed.
2. The school's failure to pay refunds or charges on behalf of a student to a third party for license fees or any other purpose, or to provide equipment or materials for which a charge was collected within 180 days before the closure of the school.
3. The school's failure to pay or reimburse loan proceeds under a federally guaranteed student loan program as required by law or to pay or reimburse proceeds received by the school prior to closure in excess of tuition and other costs.
4. There was a material failure to comply with the Act or this Division within 30 days before the

school closed or, if the material failure began earlier than 30 days prior to closure, the period determined by the Bureau.

5. An inability after diligent efforts to prosecute, prove, and collect on a judgment against the institution for a violation of the Act.

However, no claim can be paid to any student without a social security number or a taxpayer identification number.

You must pay the state-imposed assessment for the Student Tuition Recovery Fund (STRF) if all of the following applies to you:

- You are a student in an educational program, who is a California resident, or are enrolled in a residency program, and prepay all or part of your tuition either by cash, guaranteed student loans, or personal loans, and
- Your total charges are not paid by any third-party payer such as an employer, government program or other payer unless you have a separate agreement to repay the third party.

You are not eligible for protection from the STRF and you are not required to pay the STRF assessment, if either of the following applies:

- You are not a California resident, or are not enrolled in a residency program, or
- Your total charges are paid by a third party, such as an employer, government program or other payer, and you have no separate agreement to repay the third party.

**STUDENT’S RIGHT TO CANCEL:** The student has the right to cancel under which it is explained that the student has the right to cancel the enrollment agreement and obtain a refund of charges paid through attendance at the first class session, or the seventh day after the enrollment, whichever is later.

**REFUND POLICY:** Refunds are processed in the fashion consistent with the method of original payment received by the school (i.e original payment on credit card = credit card refund). If tuition was paid by check, any refund will be forwarded to the name and address on the original tuition check(s). Any student who has a returned check, declined charge, or closed account will be assessed a \$25.00 charge. Students will obtain a refund of charges paid through attendance at the first class session, or the seventh day after enrollment, whichever is later. Any refund request and/or any withdrawal/cancellation notification must be made in writing and should be directed to the school “administrator” of New Star Real Estate School and the administrative offices of the school. **No refunds will be paid once a student has attended more than one session of class.**

**FACULTY AND CONTACT INFORMATION:**

Senior Course Instructor: Yong Il Choi, Broker  
Telephone Number: 818-388-5572 (9:00 AM – 6:00 PM, M-F)  
Email: [yongilchoi@newstarrealty.com](mailto:yongilchoi@newstarrealty.com)  
Mailing Address: 3030 W. 8<sup>th</sup> St. #200, Los Angeles, CA 90005

Course Instructor: Choon Suk Tae, Broker  
Telephone Number: 714-876-4415 (9:00 AM – 6:00 PM, M-F)  
Email: [choontae@newstarrealty.com](mailto:choontae@newstarrealty.com)  
Mailing Address: 9625 Garden Grove Blvd., Garden Grove, CA 92844



Course Instructor: Amy Nam, Director/Broker Associate  
Telephone Number: 213-221-5352 (9:00 AM – 6:00 PM, M-F)  
Email: [amynam@newstarrealty.com](mailto:amynam@newstarrealty.com)  
Mailing Address: 3030 W. 8<sup>th</sup> St. #200, Los Angeles, CA 90005

Owner: Jenny Nam, Principal Broker  
Telephone Number: (562) 824-4989  
Email: [jennynam@newstarrealty.com](mailto:jennynam@newstarrealty.com)  
Mailing Address: 1857 Island Dr., Fullerton, CA 92833

Administrative Staff: Kum Hwa Cho, Chief Operating Officer

**FINANCIAL AID:** New Star Real Estate School will not be participating in any federal and state financial aid programs. The school is not currently accredited and therefore does not offer any title for financial aid for funding or any financial aid of any kind.

**STUDENT LOANS:** If a student obtains a loan to pay for an educational program, the student will have the responsibility to repay the full amount of the loan plus interest, less the amount of any refund, and that, if the student has received federal student financial aid funds, the student is entitled to a refund of the money not paid from federal student financial aid program funds.

#### **Student Achievements**

Grading New Star Real Estate School utilizes letter grades. Grades are reported to students in writing from the Registrar’s Office. Grades are designated as follows:

<b>A</b>	<b>4.0</b>	<b>A-</b>	<b>3.7</b>	<b>B+</b>	<b>3.3</b>	<b>B</b>	<b>3.0</b>	<b>B-</b>	<b>2.7</b>
<b>C+</b>	<b>2.3</b>	<b>C</b>	<b>2.0</b>	<b>C-</b>	<b>1.7</b>	<b>D</b>	<b>1.0</b>	<b>F</b>	<b>0.0</b>

**ATTENDANCE POLICY:** Once registered, a student will have access to classes for 1 year. There won’t be any absences. Students have the ability to work at their own pace and complete their course at any time in that 1 year period. Course extensions are available for \$95, if needed. Courses are good for 1 year from the registration date.

**PROBATION AND ACADEMIC DISMISSAL POLICY:** If a student does not achieve a passing grade on an exam, they have the ability to retake the same exam until they receive a passing grade. Academic Dismissal only occurs in the event of a return payment.

**LEAVE OF ABSENCE:** A Leave of absence is not granted unless a student is activated to military service and called overseas, or has become ill and must submit a doctor’s note to verify. A Leave of Absence due to illness is given for only 30 days, unless otherwise noted by the doctor who signed the excuse note. Students, who believe they must take a Leave of Absence must call or visit the school office give reasons for the LOA, and sign the school form as to why. The Leave of Absence determination will be made at the discretion of the School Director.

**STUDENT’S RIGHTS:** Students have the right to review their own academic records.

- Fair and effective teaching and grading at the advertised level of instruction
- Due process and an impartial hearing in any disciplinary matter
- Information privacy
- Fair and effective teaching and grading at the advertised grade level

**STUDENT GRIEVANCES:** New Star Real Estate School students are able to contact their instructor

directly to express any grievances or comments concerning their course. Students may file three types of grievances, which appear below. **The School Director makes all final determinations.**

- **Academic Issues** – Regarding course grades, academic practices, or academic integrity.
- **Administrative Issues** – Regarding application of college policies; decisions pertaining to the curriculum of New Star Real Estate School, and decisions regarding student records, rights, financial matters, and campus employment.
- **Discrimination Issues** – Regarding unjustified or unlawful discrimination in the areas of race, color, religion, national origin, gender, age, handicap or disability, and etc.

#### **STUDENT SERVICES:**

1. **Career Planning and Placement Services:** New Star Real Estate School provides career planning and placement services to its students. Students are encouraged to complete a personal career plan prior to graduation, also, information on job openings are **posted in the school and on the school's website.** If requested, staff can assist students in the preparation of a resume. Please note that New Star Real Estate School does not guarantee jobs for its graduates.
2. **Bookstore:** There is no bookstore on campus. However, New Star Real Estate School has an unwritten contract with Joy Church Supplies (213-469-9973) and Word of Life Book Store (213-382-4538) which are located within three miles of the **branch** campus. Students can purchase not only books, but also stationary at these locations.
3. **Tutorial Assistance:** New Star Real Estate School does not have a formal tutorial assistance program. Students who are in need of additional assistance on a topic are asked to contact their instructor, who will attend to their needs.

**HOUSING:** New Star Real Estate School does not have dormitory facilities under its control. New Star Real Estate School does not find housing for students, does not endorse any particular housing arrangement, and holds students responsible for securing their own housing. The institution makes no representations or warranties and accepts no responsibility regarding the suitability and safety of any housing arrangement entered into by a student. A recent review of local rentals through newspapers and on-line rental agencies offers rooms for rent and the information is as follows: Median contract rent: \$1,292 (lower quartile is \$943, upper quartile is \$1,430), median rent asked for vacant for-rent units average \$1,360, and median gross rent in Los Angeles, CA averages \$1,271.

**RECORDKEEPING:** The records required by Article 9 of the Act are organized and maintained in a binder which only the owner of our institution can access. It is stored in a locked room located directly behind the owner's desk in which only she has the key to. Our academic and financial records are kept together with our student files along with their enrollment forms. We keep student information in our CLOUD database as well, the same information that we keep in the binder. Student information is kept in the paper version while the student is still attending the school and is shredded after that student successfully completes the required programs and graduates from our school.

**\*\*All files are kept and stored both electronically and in hard copies that are completely safe from any mishaps or natural disasters.\*\***

New Star Real Estate School does not offer distance education, placement services, or provide assistance with employment placement. Our institution does not admit students from other countries, provide English language services, provide visa services, or vouch for student statuses.

Presentation on theme: "California Real Estate Principles, 10.1 Edition" Presentation transcript: 1 California Real Estate Principles, 10.1 Edition Chapter 6 Part I: Legal Descriptions, Methods of Acquiring Title, and Deeds. 15 5 Ways to Acquire Real Property 1. By will Testate 2. By succession In testate By accession By occupancy 5. By transfer. 16 Title by Succession: Types of Wills Witnessed Will = formal Witnesses = 2 required Usually written by an attorney Codicil = later alterations to the original will Holographic Will = handwritten, dated, signed (Witness NOT required) Statutory Will = preprinted form, names administrator, requires 2 witnesses.