

Real Property Mnemonics

Use Mnemonic Devices to Make Memorizing Easier

A mnemonic device is a memory technique that uses shortcuts to recall complex information.

Here are some mnemonics to help with your real estate exam prep:

SAD - The 3 types of fee simple estates

S – Fee Simple **Subject to a Condition Subsequent or Precedent**

- You'll recognize these interests when they BOP you on the head
 - o B – "But"
 - o O – "On condition that"
 - o P – "Provided"

A – Fee Simple **Absolute**

D – Fee Simple **Determinable**

- These interests can be recognized by SUD language
 - o S – "So long as"
 - o U – "Until"
 - o D – "During"

PITT - Joint Tenancies require unity of

P – Possession

I – Interest

T – Time

T – Title

Landlord-Tenant - Types of Tenancy

You **Will Suffer Periodically** over the **Years**, as a tenant

Tenancy for **YEARS**

PERIODIC tenancy

Tenancy at **WILL**

Tenancy at **SUFFERANCE**

LAND - The 4 Elements of a Valid Lease

Length of time

Amount of rent

Name of parties

Description of the property

OAC - Easement by Prescription

O - Open and notorious

A - Adverse (Hostile)

C - Continuous and uninterrupted

ADAM E LEE - 8 ways to terminate an Easement

Abandonment

Destruction

Adverse Possession

Merger

Express agreement

Lawsuit

Estoppel

Excessive Use

PANCHO - 6 requirements for Adverse Possession

Possession

Adverse

Notorious

Continuous

Hostile

Open

WASTO - 5 ways to Acquire or Convey Property

Will

Accession

Succession

Transfer

Occupancy

RAW - Buyer will Earn a Broker a Commission

R – Ready

A – Able

W – Willing

MARIA - The 5 tests of a Fixture

M – Method of Attachment

A – Adaptability of Attachment

R – Relationship Parties

I – Intent of person installing chattel (whether it was intended to be permanently installed)

A – Agreement of the parties

OLD CAR - Duties an Agent owes a Principal

Obedience

Loyalty

Disclosure

Confidentiality

Accounting

Reasonable Care

DEC - The 3 Agency Disclosure Requirements

Disclose

Elect

Confirm

DUST - The 4 Elements of Value

Demand

Utility

Scarcity

Transferability

PEPS - 4 Forces influencing Value

Physical and environmental characteristics

Economic influences

Political (governmental) regulations

Social ideals and standards

PETE - 4 types of Government Controls

Police power

Eminent Domain

Taxation

Escheat

TIMMUR - Fixed and Variable Operating Expenses of Real Estate

Taxes

Insurance

Management

Maintenance

Utilities

Reserves

UPTEE - 5 Ownership Rights in the Bundle of Rights

Use

Possess

Transfer

Encumber

Enjoy