



Barbara Minyard

Appraisal Program Director

Gold Coast's appraisal program provides Florida's leading appraisal education for individuals seeking to start their appraisal careers, as well as those needing to renew an existing license. We offer courses that not only meet the state requirements but also contain practical and relevant information related to what appraisers experience out in the field.

Our professional instructors are passionate about your success and understand the importance of building your knowledge by coupling the course material with real-world examples. This will provide you with experience that will help you achieve success beyond our classroom.

Your Appraisal Career

Appraisals are extremely important during all real estate transactions, thereby creating excellent career opportunities for those who are working in the industry. As a real estate appraiser, you are trained to provide objective, impartial, and unbiased opinions about the value of real property.

Our appraisal program is designed to teach you the skills needed to succeed out in the field so that you can generate income by providing properly formatted and accurate appraisal reports.

License Requirements

The following are the basic licensing requirements for trainee and state certified appraisers. More detail is provided on the pages that follow or please visit the DBPR Web site at myfloridalicense.com

- 1 Start your appraisal career as a trainee appraiser:**
 - Must be at least 18 years old and have a high school diploma.
 - Complete 100 hours of approved trainee qualifying courses.
 - Submit a state application.
- 2 Becoming a state certified residential appraiser:**
 - Have a bachelor's degree from an accredited university or meet the education requirements found in 61J1-10.003.
 - Have at least 1,500 hours of appraisal experience.
 - Complete 200 hours of approved certified residential appraisal education.
 - Submit a state application.
 - Pass the residential national exam and the Florida supplemental exam.

Contact our helpful Career Counselors at 1-800-732-9140 with any questions regarding how to get started with your appraisal career.

Note: At time of printing FREAB is considering changes to the Certified Residential Appraiser licensing requirements. Please visit our website at www.GoldCoastSchools.com or the DBPR website at www.myfloridalicense.com for more information.

The reasons to choose Gold Coast Schools

- 1 You receive education from the best instructors in the appraisal industry.**
 - Our industry experienced instructors will teach you how to be a successful appraiser.
- 2 Your tuition is valid for 1 year.**
 - Gold Coast does not believe in charging retake fees.
 - This policy is designed to show that we stand behind your success from start to finish.
- 3 We help you find employment upon completion.**
 - We put you in contact with top appraisal companies that strive to hire Gold Coast graduates.
 - Visit the Career Opportunities section of the Gold Coast Website at www.GoldCoastSchools.com.

Trainee Appraiser Pre-Licensing Courses

The first step to starting a successful appraisal career is with the trainee appraiser license. Our courses are taught by professional instructors who are dedicated to your success.

We have designed our trainee educational package to help you save hundreds of dollars and complete the full course requirements in less than 3 weeks.

30-Hour Basic Appraisal Principles • \$399

This course provides an overview of real property concepts and characteristics, legal consideration, value influences, real estate finance, types of value, economic principles, real estate markets and analysis, and ethics in appraisal practice.

4 Days | Mon-Wed 9:00am-6:15pm
Thurs 9:00am-11:15am

TAMARAC

Jan 6	May 18	Aug 31
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30-Hour Basic Appraisal Procedures • \$399

This is a pre-certification course for the trainee applicant that provides an overview of real estate appraisal approaches to valuation procedures. Through theory, case studies, and examples, the course offers practical application of appraisal procedures. Students must have a financial calculator. HP 17bII+ is demonstrated in class.

4 Days | Mon-Wed 9:00am-6:15pm
Thurs 9:00am-11:15am

TAMARAC

Jan 13	Jun 1	Sept 14
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15-Hour State of Florida Law & Appraisers • \$299

This course covers the required minimum 3 hours of Florida law, rules, and regulation and 3 hours of roles and rules of the supervisor and trainee appraiser that pertain to the practice of appraisal. Also included is a case study of an appraisal that went through the FREAB complaint process showing violations of Florida Law, rules, and/or USPAP.

2 Days | Thurs 12:00pm-6:00pm
Fri 9:00am-6:00pm

TAMARAC

Jan 9	May 21	Sept 3
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15-Hour Residential Report Writing • \$299

This is a pre-certification course for the trainee and state certified residential applicant that introduces how to use the various residential forms and reports for the appraisal.

2 Days | Thurs 12:00pm-6:00pm
Fri 9:00am-6:00pm

TAMARAC

Jan 16	Jun 4	Sept 17
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15-Hour USPAP National Course • \$299*

This course is designed to comply with the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for all appraisers and it highlights the role of the competent appraiser. Participants will learn how requirements of USPAP affect their appraisal businesses. These courses are taught by AQB Certified Instructors.

2 Days | Days Vary 9:00am-5:30pm

TAMARAC

Jan 20	May 26	Sept 8
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*Special Note: Course tuition includes the 15-hour student USPAP manual 2020-2021 edition, which should be reviewed prior to class. Tuition does NOT include the USPAP 2020-2021 edition, which is also REQUIRED for class. Students may bring their own copy or purchase one from Gold Coast for \$75 plus tax.



Available Online! Visit www.GoldCoastSchools.com

Classroom Package for Trainee Appraisers

105-Hour Trainee Appraisal Package

This package includes all courses needed to obtain your appraisal trainee license

- 30-Hour Basic Appraisal Principles
- 15-Hour State of Florida Law & Appraisers
- 30-Hour Basic Appraisal Procedures
- 15-Hour Residential Report Writing
- 15-Hour USPAP National Course

Individually priced, the appraisal trainee courses total \$1,695. With our complete trainee package, your tuition investment is reduced to **\$1,495!**

Save \$200

Continuing Education for Appraisers

Completing your continuing education is important for keeping your license active. The next renewal deadline for appraisers will be November 30, 2020.

Continuing education courses can be taken in class during license renewal years, or online at any time.

Contact our helpful Career Counselors at 1-800-732-9140 for updates on your required continuing education courses.



Certified Residential Appraiser

State certified residential appraisers must complete at least 200 hours of approved appraisal education, have at least 1,500 hours of experience in no less than 12 months (as defined by state law), have a bachelor's degree from an accredited university or meet the education requirements found in 61J1-10.003, and pass the residential national and the Florida supplemental exams.

For more information please visit our website www.goldcoastschools.com or myfloridalicense.com

15-Hour Advanced Residential Applications & Case Studies Course (Includes 15hrs of FREAB CE) • \$299

This is a pre-certification course for the state certified residential applicant and can be used for part of the post-license requirements for trainee appraisers. With the aid of case studies, students will develop and apply the techniques for market analysis.

2 Days | 9:00am-5:00pm

TAMARAC

Mar 18

Aug 6

15-Hour Statistics, Modeling, & Finance Course (Includes 15hrs of FREAB CE) • \$299

This is a pre-certification course for the state certified residential applicant and can be used for part of the post-license requirements for the trainee appraiser. This course includes the use, theory, and practice of statistics; real estate finance; and valuation modeling for today's residential appraiser.

2 Days | 9:00am-5:00pm

TAMARAC

Feb 13

Jul 20

20-Hour Mastering Unique Properties Course (Includes 17hrs of FREAB CE) • \$349

This is a pre-certification course for the state certified residential applicant and can be used for part of the post-license requirements for trainee appraisers. The property types discussed include mixed use, income producing, unusual, and one of a kind properties.

3 Days | 1st & 2nd Day 9:00am-4:30pm
3rd Day 9:00am-2:00pm

TAMARAC

Feb 10

Aug 3

15-Hour Residential Site Valuation & Cost Approach Course (Includes 15hrs of FREAB CE) • \$299

This is a pre-certification course for the state certified residential applicant and can be used for part of the post-license requirements for trainee appraisers. The course discusses the theory and application of site valuation techniques as well as the cost approach through theory and hands-on examples.

2 Days | 9:00am-5:00pm

TAMARAC

Mar 16

Jul 27

15-Hour Market Analysis & Highest and Best Use Course (Includes 15hrs of FREAB CE) • \$299

This is a pre-certification course for the state certified residential applicant and can be used for part of the post-license requirements for trainee appraisers. The course discusses the theory and application of market analysis and the difficult but necessary highest and best use application.

2 Days | 9:00am-5:00pm

TAMARAC

Feb 17

Jul 22

30-Hour Residential Sales Comparison and Income Applications Course (Includes 20hrs of FREAB CE) • \$399

This is a pre-certification course for the state certified residential applicant and can be used for part of the post-license requirements for trainee appraisers. With the aid of case studies, students will develop and apply techniques.

4 Days | 9:00am-4:30pm

TAMARAC

Mar 23

Aug 10

15-Hour Residential Report Writing • \$299

This is a pre-certification course for the trainee and state certified residential applicant that introduces how to use the various residential forms and reports for the appraisal.

2 Days | Day 1: 12:00pm-6:00pm
Day 2: 9:00am-6:00pm

TAMARAC

Jan 16

Jun 4

Sept 17

Gold Coast offers the online Real Estate Appraisal Compucram® Exam Prep Course

Compucram® is designed for the most current version of the AQB National Uniform Licensed and Certified Residential Appraiser exams.

Compucram® integrates vocabulary tools, practice testing, and comprehensive simulated exams into an "all-in-one" solution.

For more information, visit us on the Web at <http://GoldCoast.FastClass.com> or call us at 1-800-732-9140.



Available Online! Visit www.GoldCoastSchools.com

Note: A financial calculator is required for these courses. The HP 17bII+ is demonstrated in class. Also, students are strongly encouraged to pick up the course material in advance and read the textbooks prior to class.

Classroom Packages for Certified Residential Appraisers

80-Hour Certified Residential Package • \$1195

This package is for Trainees that completed the 40-Hour post-licensing education.

The package includes the following courses:

- 20-Hour Mastering Unique Properties
- 30-Hour Residential Sales Comparison and Income Applications
- 30 hours of your choice of the Pre-Certified courses listed above



110-Hour Certified Residential Package • \$1649

This package includes all required courses that a Trainee needs to become a Certified Residential Appraiser.

The package includes the following courses:

- 20-Hour Mastering Unique Properties
- 30-Hour Residential Sales Comparison and Income Applications
- 60 hours of your choice of the Pre-Certified courses listed above

Call Us Today! 1-800-732-9140

Continuing Education

All trainee, licensed, and certified appraisers must complete 30 hours of CE by November 30, 2020. Gold Coast makes it easy to keep your license active with convenient classroom and online continuing education courses that are state approved and provide real world knowledge.

Classroom CE: Simply complete all 5 courses listed below to fulfill the 30-hour requirement.

Online CE: Complete your entire CE online. Visit the appraisal section on our Web site at www.GoldCoastSchools.com for a list of courses.

Continuing Education Classroom Packages

30-Hour Continuing Education Package • \$399 (Save \$349)

This package is for all appraiser and fulfills the 30 hours of required 2020 continuing education courses.

The package includes the following courses:

- 7-Hour USPAP Update
- 3-Hour Florida State Law Update
- 5-Hour Appraisal Regulatory Process
- 4-Hour USPAP Compliant Appraisal Reviews
- 4-Hour The Inspection
- 7-Hour Small Residential Income Property

40-Hour Trainee to Certified Continuing Education Package • \$499 (Save \$150)

This option is for Trainee Appraisers who want to complete the required 30 hours of CE while obtaining additional credit towards the education requirement to become a Certified Appraiser.

The package includes these courses:

- 7-Hour USPAP National Course
- 3-Hour State Law Update
- 30-Hour Residential Sales Comparison and Income Applications Course (valid for 20-hrs of FREAB CE)

Appraisal Continuing Education Schedule

DAY 1: Monday	7-Hour USPAP Update	9:00am-4:30pm		
DAY 2: Tuesday	3-Hour Florida Law and Appraisers	9:00am-12:00pm	5-Hour Appraisal Regulatory Process	1:00pm-6:00pm
DAY 3: Wednesday	4-Hour USPAP Compliant Reviews	9:00am-1:00pm	4-Hour The Inspection	2:00pm-6:00pm
DAY 4: Thursday	7-Hour Small Residential Income Property	9:00am-4:30pm		

4 Days | Monday - Thursday

DORAL	NORTH MIAMI	BROWARD	BOCA RATON	LANTANA	ORLANDO
Jun 8	Oct 19	Feb 3	Jun 15	Jul 6	Sept 28
Aug 17		Jul 11*	Oct 5	Nov 2	
Nov 9		Nov 16			

* Weekend Classes | Two Consecutive Sat & Sun



Available Online! Visit www.GoldCoastSchools.com

*7-HR USPAP Update Only
1-Day In Broward
9:00am-4:30pm
January 3rd
April 20th
September 11th*

7-Hour USPAP Update • \$175

Appraisal Foundation's National Uniform Standards of Professional Appraisal Practice (USPAP) update course focuses on recent changes to USPAP requirements for ethical behavior and competent performance by appraisers. It also includes information to clarify some commonly misunderstood aspects of USPAP. This course is taught by state certified appraisers who are also AQB certified instructors.

The USPAP 2020-2021 edition is required for class; however, your tuition does not include the cost. You may bring your own copy or purchase one from Gold Coast for an additional \$75, plus tax.

4-Hour USPAP Compliant Appraisal Reviews • \$99

This continuing education course is for all disciplines of appraisal and will provide guidance for appraisal reviews and for expert witness work. A brief discussion of Ethics Rule, Competency Rule, and Scope of Work Rule will be discussed and then USPAP Standard 3, the development of the appraisal review and will conclude with USPAP Standard 4, the reporting of the appraisal review.

3-Hour The State of Florida Law and Appraisers • \$75

Every year changes are made to F.S. 475, Part II and the Florida Real Estate Appraisal Board (FREAB) Rules. This course is designed to fulfill the state requirements to maintain your license or to take The Florida State Certification exams. This course is also required for post-licensing and/or continuing education for license renewal.

4-Hour The Inspection • \$99

This course will increase understanding of building systems and their components as they relate to the real estate appraisal industry. With the updated HUD and FNMA guidelines, it is important for appraisers to be knowledgeable about the building systems and to understand when a professional home inspection should be requested.

5-Hour Appraisal Regulatory Process • \$125

Appraisal Regulatory Process shows students the workings of the regulatory process from the federal to the state level. Students will learn the investigative process and what happens when the investigation is completed. The disciplinary process will be reviewed by looking at an actual case and all the steps that are within the process. Other cases against appraisers will be discussed and how they can have an impact on the appraisal profession.

7-Hour Small Residential Income Property • \$175

Having the competency to accept a small residential assignment will ultimately bring in more income. This course will cover the special elements of residential income properties and how to address the market and highest and best use analysis, income and expense analysis, and all three approaches to value.

1-800-732-9140