



**AYDIN ADNAN MENDERES UNIVERSITY
GRADUATE SCHOOL OF SOCIAL SCIENCES
BUSINESS ADMINISTRATION
FINANCE AND ACCOUNTING
FINANCE AND ACCOUNTING MASTERS
COURSE INFORMATION FORM**

Course Title	Housing Finance Systems								
Course Code	İM526		Course Level		Second Cycle (Master's Degree)				
ECTS Credit	5	Workload	127 (Hours)	Theory	3	Practice	0	Laboratory	0
Objectives of the Course	In general, real estate finance, and examples of applications in the world is to teach and evaluate.								
Course Content	As a result of positive developments in Turkey's economy, falling inflation, real interest rates have fallen in parallel, in the real estate investment alternatives become the top priority. Parallel to the preparation of the legal structure of mortgage finance systems that will handle the issues and how to create secondary markets have gained importance. In this context, methods and practices in our country in the world of real estate financing will apply.								
Work Placement	N/A								
Planned Learning Activities and Teaching Methods	Explanation (Presentation), Discussion								
Name of Lecturer(s)									

Assessment Methods and Criteria

Method	Quantity	Percentage (%)
Midterm Examination	1	40
Final Examination	1	60

Recommended or Required Reading

1	Aydođdu Murat, Konut Finansman Sistemi, Mortgage, Adalet Yayınevi, Ankara, 2010.
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Week	Weekly Detailed Course Contents	
1	Preparation Work	Aydođdu Murat, Konut Finansman Sistemi, Mortgage, Adalet Yayınevi, Ankara, 2010. Koçak Duygu, Mortgage Konut Finansmanı Kanunu Öncesi ve Sonrası, Beta Yayınları, İstanbul, 2007.
2	Theoretical	Real Estate Financing in General
	Preparation Work	Aydođdu Murat, Konut Finansman Sistemi, Mortgage, Adalet Yayınevi, Ankara, 2010. Koçak Duygu, Mortgage Konut Finansmanı Kanunu Öncesi ve Sonrası, Beta Yayınları, İstanbul, 2007.
3	Theoretical	Mortgage Markets
	Preparation Work	Aydođdu Murat, Konut Finansman Sistemi, Mortgage, Adalet Yayınevi, Ankara, 2010. Koçak Duygu, Mortgage Konut Finansmanı Kanunu Öncesi ve Sonrası, Beta Yayınları, İstanbul, 2007.
4	Theoretical	Mortgage Banking
	Preparation Work	Aydođdu Murat, Konut Finansman Sistemi, Mortgage, Adalet Yayınevi, Ankara, 2010. Koçak Duygu, Mortgage Konut Finansmanı Kanunu Öncesi ve Sonrası, Beta Yayınları, İstanbul, 2007.
5	Theoretical	Primary Mortgage Market
	Preparation Work	Aydođdu Murat, Konut Finansman Sistemi, Mortgage, Adalet Yayınevi, Ankara, 2010. Koçak Duygu, Mortgage Konut Finansmanı Kanunu Öncesi ve Sonrası, Beta Yayınları, İstanbul, 2007.
6	Theoretical	Secondary Mortgage Market
	Preparation Work	Aydođdu Murat, Konut Finansman Sistemi, Mortgage, Adalet Yayınevi, Ankara, 2010. Koçak Duygu, Mortgage Konut Finansmanı Kanunu Öncesi ve Sonrası, Beta Yayınları, İstanbul, 2007.
7	Theoretical	Securitization
	Preparation Work	Aydođdu Murat, Konut Finansman Sistemi, Mortgage, Adalet Yayınevi, Ankara, 2010. Koçak Duygu, Mortgage Konut Finansmanı Kanunu Öncesi ve Sonrası, Beta Yayınları, İstanbul, 2007.
8	Intermediate Exam	Midterm Exam
9	Theoretical	Housing Finance Systems in Advanced Economies
	Preparation Work	Aydođdu Murat, Konut Finansman Sistemi, Mortgage, Adalet Yayınevi, Ankara, 2010. Koçak Duygu, Mortgage Konut Finansmanı Kanunu Öncesi ve Sonrası, Beta Yayınları, İstanbul, 2007.
10	Theoretical	Housing Finance Systems and Their Applications in Turkey
	Preparation Work	Aydođdu Murat, Konut Finansman Sistemi, Mortgage, Adalet Yayınevi, Ankara, 2010. Koçak Duygu, Mortgage Konut Finansmanı Kanunu Öncesi ve Sonrası, Beta Yayınları, İstanbul, 2007.
11	Theoretical	Against the location of property, the Tax Laws
	Preparation Work	Aydođdu Murat, Konut Finansman Sistemi, Mortgage, Adalet Yayınevi, Ankara, 2010. Koçak Duygu, Mortgage Konut Finansmanı Kanunu Öncesi ve Sonrası, Beta Yayınları, İstanbul, 2007.
12	Theoretical	Sample Application



12	Preparation Work	Aydođdu Murat, Konut Finansman Sistemi, Mortgage, Adalet Yayınevi, Ankara, 2010. Koçak Duygu, Mortgage Konut Finansmanı Kanunu Öncesi ve Sonrası, Beta Yayınları, İstanbul, 2007.
13	Theoretical	Sample Application
	Preparation Work	Aydođdu Murat, Konut Finansman Sistemi, Mortgage, Adalet Yayınevi, Ankara, 2010. Koçak Duygu, Mortgage Konut Finansmanı Kanunu Öncesi ve Sonrası, Beta Yayınları, İstanbul, 2007.
14	Theoretical	Sample Application
	Preparation Work	Aydođdu Murat, Konut Finansman Sistemi, Mortgage, Adalet Yayınevi, Ankara, 2010. Koçak Duygu, Mortgage Konut Finansmanı Kanunu Öncesi ve Sonrası, Beta Yayınları, İstanbul, 2007.
16	Final Exam	Final Exam
17	Final Exam	Final Exam

Workload Calculation

Activity	Quantity	Preparation	Duration	Total Workload
Lecture - Theory	14	2	3	70
Midterm Examination	1	25	1	26
Final Examination	1	30	1	31
Total Workload (Hours)				127
[Total Workload (Hours) / 25*] = ECTS				5

*25 hour workload is accepted as 1 ECTS

Learning Outcomes

1	Having the basic knowledge of Real Estate Finance.
2	Analysis in terms of their mortgage to make our country and other countries.
3	Laws related to real estate properties in Turkey to have information about tax and law.
4	
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Programme Outcomes (Finance and Accounting Masters)

1	To be able to integrate fundamental accounting and auditing knowledge with related branches of the law.
2	To be able to use technical and practical knowledge regarding the establishment and development of cost systems in practice.
3	To be able to consider ethic values and social responsibility in the decisions in business life.
4	Be able to take initiative and solve problems using analytic and creative approaches and manage risks in the changing business conditions.
5	To be able to associate the subtle movements in the securities and organized financial markets with human psychology and analyze the relationship.
6	Be able to improve the system in which he/she is engaged by integrating the theoretical knowledge with practice (be able to understand and interpret the problems of the profession and express ideas in a succinct and precise manner.)
7	To be able to analyze and interpret developments in the derivative products, foreign exchange markets and financial markets and perform transactions using derivative products.
8	To be able to use mathematical and statistical knowledge in order to employ fundamental finance principles in the decision making process. Be able to use econometric models in accounting and finance and testing them using actual data in the finance markets.
9	To be able to recognize the international financial management tools, international financial markets, and intermediary organizations and entities and make use of this knowledge in the financial management of a firm.
10	To be able to evaluate the cause and effect relations of the local and global crisis and be able to make decisions based on knowledge in the conditions of crisis.

Contribution of Learning Outcomes to Programme Outcomes 1:Very Low, 2:Low, 3:Medium, 4:High, 5:Very High

	L1	L2	L3	L4	L5
P1	5	5	5	4	3
P2	5	5	4	3	4
P3	4	5	4	5	5
P4	4	4	4	2	2
P5	4	4	4	3	3
P6	4	4	3	5	3
P7	4	5	4	4	3
P8	4	5	4	3	4
P9	5	5	4	2	3



P10	4	5	5	3	3
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