DEPARTMENT OF FINANCE AND REAL ESTATE

Courses
Subjects in this department include: Finance (FIN) and Real Estate (REL).

Finance (FIN)
FIN 200 Personal Finance and Investing (GT-MA1) Credits: 3 (3-0-0)
Course Description: Fundamentals of personal finance including budgeting, financial math, tax planning, managing credit, avoiding identity theft, buying insurance, selecting employee benefits, saving, and investing to meet long-term financial goals. Apply a systematic process to evaluate personal financial situation, develop goals, evaluate alternatives, and create a plan to meet those goals.
Prerequisite: MATH 101 or MATH 105 or MATH 117 or MATH 118 or MATH 120 or MATH 124 or MATH 125 or MATH 126 or MATH 127 or MATH 141 or MATH 155 or MATH 160.
Registration Information: Sophomore standing. Sections may be offered: Online.
Terms Offered: Fall, Spring.
Grade Mode: Traditional.
Special Course Fee: No.
Additional Information: Quantitative Reasoning 1B, Mathematics (GT-MA1).

FIN 300 Principles of Finance Credits: 3 (3-0-0)
Course Description: Overview of financial markets and institutions, analysis of securities and investment of financial management techniques.
Prerequisite: (ACT 205 or ACT 210) and (AREC 202 or ECON 202) and (CIS 200) and (ECON 204) and (MATH 117 to 127 - at least 3 credits or MATH 141 or MATH 155 or MATH 160).
Registration Information: Sections may be offered: Face-to-Face, Mixed Face-to-Face, or Online. Credit not allowed for both FIN 300 and FIN 305.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 305 Fundamentals of Finance Credits: 3 (3-0-0)
Course Description: Role of finance in management of the firm; role, structure of financial markets and institutions, valuation of basic securities.
Prerequisite: ACT 205 or ACT 210.
Registration Information: Credit not allowed for both FIN 300 and FIN 305. Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 310 Financial Markets and Institutions Credits: 3 (3-0-0)
Course Description: Analysis of the functions and operations of financial markets and the primary and secondary securities created in those markets.
Prerequisite: ECON 204.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 311 Debt Securities Analysis Credits: 3 (3-0-0)
Course Description: Analysis of corporate, government, and mortgage-based debt securities. Emphasis on securitization of asset-backed obligations.
Prerequisite: (FIN 300) and (FIN 310 or ECON 315) and (FIN 355).
Terms Offered: Fall, Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 320 Introduction to Financial Planning Credits: 3 (3-0-0)
Course Description: Personal financial planning including budgeting, tax planning, credit management, investing, retirement, and estate planning.
Prerequisite: ACT 210 and ECON 202.
Registration Information: Sections may be offered: Online.
Terms Offered: Fall, Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 332 Risk Management and Insurance Credits: 3 (3-0-0)
Course Description: Management of insurable risks for the individual and business firm.
Prerequisite: FIN 300 or FIN 305.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 355 Principles of Investments Credits: 3 (3-0-0)
Course Description: Modern investment theory with applications in the debt and equity markets, with introduction to portfolio management.
Prerequisite: FIN 300 and FIN 310.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 340 Estate Planning Credits: 3 (3-0-0)
Course Description: Methods for conservation and transfer of wealth, considering aspects of tax, trusts, wills, probate, advanced directives, and charitable giving.
Prerequisite: ACT 330 and FIN 320.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.
FIN 442  Employee Benefits and Retirement Planning  Credits: 3 (3-0-0)
Course Description: Design, financing, accounting, and taxation for employee benefit and retirement plans.
Prerequisite: FIN 342.
Registration Information: Sections may be offered: Online.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 445  Financial Plan Development  Credits: 3 (3-0-0)
Course Description: Analyze client finances and economic conditions, develop and communicate comprehensive financial plan using financial planning professional standards.
Prerequisite: ACT 330 and FIN 320 and FIN 342.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 470  Derivative Securities  Credits: 3 (3-0-0)
Course Description: Futures, options and other derivatives, including their use in hedging, speculation, and arbitrage.
Prerequisite: FIN 355.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 475  International Business Finance  Credits: 3 (3-0-0)
Course Description: International financial management emphasizing markets, instruments, hedging techniques, and operating strategies.
Prerequisite: FIN 300.
Term Offered: Fall, Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 486  Summit Investment Fund Practicum  Credits: 3 (0-0-6)
Course Description: An opportunity to gain valuable experience in equity valuation, asset allocation, style analysis and portfolio management as applied to an actual investment portfolio.
Prerequisite: FIN 355.
Restriction: Must be a: Undergraduate.
Registration Information: Written consent of instructor.
Term Offered: Fall, Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 496  Group Study  Credits: Var[1-18] (0-0-0)
Course Description: Theory, tools, and techniques of financial management for business organizations.
Prerequisite: ACT 205 or ACT 220.
Restriction: Must be a: Graduate, Professional.
Registration Information: Admission to the Master of Finance program. Sections may be offered: Online.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.
FIN 601 Financial Management and Markets  Credits: 3 (3-0-0)
Course Description: Integrated coverage of financial management, investments, and markets and institutions from the public, private, and nonprofit perspective.
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Registration Information: Admission to GSSE program.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 602 Options and Futures  Credit: 1 (1-0-0)
Course Description: Advanced analysis and pricing of derivative securities, such as futures, forwards and options.
Prerequisite: BUS 641.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial-semester course. Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 603 Corporate Risk Management  Credit: 1 (1-0-0)
Course Description: Survey of topics related to corporate risk management including the role and function of insurance and risk management for business enterprises.
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Registration Information: Admission to a master's program in business. This is a partial-semester course. Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 604 Employee Benefits  Credit: 1 (1-0-0)
Course Description: Design and financing of employee benefits including health plans, disability, life insurance, long-term care, and retirement plans.
Prerequisite: FIN 603.
Restriction: Must not be a: Graduate, Professional.
Registration Information: This is a partial-semester course. Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 605 Enterprise Valuation  Credits: 2 (2-0-0)
Course Description: Corporate valuation methodologies including dividend discount model, relative valuation using market multiples, free cash flows and options analysis.
Prerequisite: BUS 640 or FIN 600.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial semester course. Sections may be offered: Online.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 606 Fundamentals of International Finance  Credit: 1 (1-0-0)
Course Description: Fundamental principles of international finance and how they relate to business operations and strategies.
Prerequisite: BUS 601.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial-semester course. Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 607 Fundamentals of Bond Markets  Credit: 1 (1-0-0)
Course Description: Properties of bonds and bond markets, pricing bonds by arbitrage, risk characteristics of bonds.
Prerequisite: BUS 601.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial-semester course. Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 608 Fundamentals of Firm Valuation  Credit: 1 (1-0-0)
Course Description: Identifies key value drivers for a business and how these can be identified utilizing currently available financial information.
Prerequisite: BUS 601.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial-semester course. Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 609 Fundamentals of Personal Finance  Credit: 1 (1-0-0)
Course Description: Personal financial planning focusing on TVM, personal financial statements, retirement plans, government sponsored benefits and education planning.
Prerequisite: BUS 601.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial-semester course. Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 610 Debt Securities Analysis  Credits: 3 (3-0-0)
Course Description: Valuation of corporate, government, and mortgage-backed debt securities and strategies for management of debt security portfolios.
Prerequisite: FIN 655.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial semester course. Sections may be offered: Online.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.
FIN 611  Financial Institutions Management  Credits: 3 (3-0-0)
Course Description: Study of fixed income securities, financial
intermediation, credit ratings, securitization, and regulation.
Prerequisite: FIN 600, may be taken concurrently.
Restriction: Must be a: Graduate, Professional.
Registration Information: Sections may be offered: Online. Credit not
allowed for both FIN 610 and FIN 611.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 612  Private Equity and Venture Capital  Credit: 1 (1-0-0)
Course Description: The role and function of the private equity market
and key players in that market, including crowdfunding, angel investors,
and venture capitalists. Application of financial tools and models to value
venture investments, evaluate risk and return, and negotiate deals.
Prerequisite: BUS 640.
Restriction: Must be a: Graduate, Professional.
Registration Information: Offered as an online course only. This is a
partial semester course. Credit not allowed for both FIN 612 and FIN 669.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 613  Alternative Investments  Credits: 2 (2-0-0)
Course Description: Examine a variety of major alternative asset classes,
including private equity, venture capital, commodities, hedge funds, and
real estate.
Prerequisite: BUS 641, may be taken concurrently or FIN 655, may be
taken concurrently.
Restriction: Must be a: Graduate, Professional.
Registration Information: Sections may be offered: Online. Credit not
allowed for both FIN 612 and FIN 613.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 625  Quantitative Methods in Finance  Credits: 3 (3-0-0)
Course Description: Application of mathematical and analytical
techniques to better understand financial markets and securities and to
solve financial problems.
Prerequisite: FIN 655, may be taken concurrently.
Restriction: Must be a: Graduate, Professional.
Registration Information: Sections may be offered: Online. Credit not
allowed for both FIN 612 and FIN 613.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 650  Behavioral Finance  Credits: 2 (2-0-0)
Course Description: Introduction to the field of behavioral finance, the
study of how human emotions and psychological factors influence
financial decision-making and financial markets. Popular and accepted
theories of human behavior from the fields of psychology and decision-
making are used to characterize some prevalent features of irrational
behavior in the financial markets.
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Registration Information: Sections may be offered: Online.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 655  Investments  Credits: 3 (3-0-0)
Course Description: Investment analysis and decision making
emphasizing equity securities and portfolio management.
Prerequisite: FIN 600, may be taken concurrently.
Restriction: Must be a: Graduate, Professional.
Registration Information: Sections may be offered: Online.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 661  Advanced Portfolio Management  Credits: 3 (3-0-0)
Course Description: Portfolio management, asset allocation, and asset
selection theory and techniques.
Prerequisite: FIN 605 and FIN 655.
Restriction: Must be a: Graduate, Professional.
Registration Information: Written consent of advisor. Sections may be
offered: Online.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 665  Derivative Securities and Analysis  Credits: 3 (3-0-0)
Course Description: Using futures, options, swaps, and securitized
transactions in financial management.
Prerequisite: FIN 655.
Restriction: Must be a: Graduate, Professional.
Registration Information: Sections may be offered: Online.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 667  Environmental, Social, Governance Investing  Credits: 2 (2-0-0)
Course Description: Environmental, social and governance factors
present risk and opportunity for portfolio managers and should be
considered alongside other risk factors related to firms, industries,
sectors, and the broad market in asset allocation decisions. Broad
overview of the current trends in ESG investing and the ESG market,
construction and management of ESG portfolios, and shareholder
engagement, activism, and stewardship.
Prerequisite: BUS 640 or FIN 600.
Restriction: Must be a: Graduate, Professional.
Registration Information: Sections may be offered: Online.
Terms Offered: Fall, Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 669  Financing, Evaluating Sustainable Enterprise  Credits: 3 (3-0-0)
Course Description: Theoretical and applied approaches to the funding
and evaluation of enterprises.
Prerequisite: (BUS 601) and (FIN 601).
Restriction: Must be a: Graduate, Professional.
Registration Information: Sections may be offered: Online.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.
FIN 670  Risk Management Theory and Application  Credits: 3 (3-0-0)
Course Description: Fundamentals of financial risk management using quantitative techniques and models to identify, measure, and manage corporate risk.
Prerequisite: (FIN 524 or STAT 524) and (FIN 655).
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial semester course. Sections may be offered: Online.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 675  International Finance  Credits: 3 (3-0-0)
Course Description: Analysis of the foreign exchange market and international financial markets.
Prerequisite: FIN 300.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial semester course. Sections may be offered: Online.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 678  Financial Decisions-Theory and Practice  Credits: 3 (3-0-0)
Course Description: Analysis of theory of corporate finance with emphasis on underlying assumptions and implications for financial decisions.
Prerequisite: FIN 600.
Restriction: Must be a: Graduate, Professional.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 695  Independent Study  Credits: Var[1-18] (0-0-0)
Course Description: 
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

FIN 696  Group Study  Credits: Var[1-18] (0-0-0)
Course Description: 
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Registration Information: Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

FIN 698  Research  Credits: Var[1-6] (0-0-0)
Course Description: 
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Registration Information: Sections may be offered: Online.
Terms Offered: Fall, Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 699  Thesis  Credits: Var[1-18] (0-0-0)
Course Description: 
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

Real Estate (REL)

REL 360  Real Estate Principles  Credits: 3 (3-0-0)
Course Description: Broad survey of real estate emphasizing land use, urban structure and growth, market analysis, real estate finance and valuation, and property rights.
Prerequisite: AREC 202 or ECON 202.
Registration Information: Sections may be offered: Online.
Term Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

REL 367  Real Estate Law  Credits: 3 (3-0-0)
Course Description: Legal regulations applicable to real property ownership and transfer, to real estate agents, and to use of real property.
Prerequisite: BUS 205 or BUS 260 or HDFS 403.
Registration Information: Sections may be offered: Online.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

REL 430  Real Estate Market Analysis  Credits: 3 (3-0-0)
Course Description: Analysis of real estate markets, including development feasibility and managing risk, and their relation to urban economic trends.
Prerequisite: (FIN 300 or FIN 305) and (REL 360).
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

REL 454  Real Estate Appraisal  Credits: 3 (3-0-0)
Also Offered As: AREC 454.
Course Description: Theoretical principles that underlie real estate appraisal methods. Procedures and practices used in real estate appraisal.
Prerequisite: (AREC 202 or ECON 202) and (AREC 305 or REL 360).
Registration Information: Sections may be offered: Online. Credit allowed for only one of the following: AREC 453, AREC 454, REL 453, or REL 454.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

REL 455  Real Estate Finance  Credits: 3 (3-0-0)
Course Description: Residential mortgage origination, mortgage loan amortization, mortgage decision making, secondary mortgage markets, mortgage backed securities, REITs.
Prerequisite: (FIN 300 or FIN 305) and (REL 360).
Registration Information: College of Business students only. Sections may be offered: Online.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.
REL 460 Real Estate Investment Credits: 3 (3-0-0)
Course Description: Financing of real estate assets: real estate markets, policies; use of leverage and real estate investment analysis in real estate investment.
Prerequisite: (FIN 300 or FIN 305) and (REL 360).
Registration Information: College of Business students only.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.

REL 487 Real Estate Internship Credits: Var[1-3] (0-0-0)
Course Description: Internship.
Prerequisite: FIN 300.
Registration Information: Junior standing. Maximum of 3 credits allowed in course.
Terms Offered: Fall, Spring, Summer.
Grade Mode: S/U Sat/Unsat Only.
Special Course Fee: No.

REL 495 Real Estate Independent Study Credits: Var[1-3] (0-0-0)
Course Description:
Prerequisite: None.
Registration Information: Maximum of 3 credits allowed in course.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

REL 496 Real Estate Group Study Credits: Var[1-3] (0-0-0)
Course Description:
Prerequisite: None.
Registration Information: Maximum of 3 credits allowed in course.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

REL 601 Fundamentals of Real Estate Finance Credit: 1 (1-0-0)
Course Description: Valuation-oriented study of real estate concepts and principles, including legal, regulatory, finance, market and financial analysis.
Prerequisite: BUS 601.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial-semester course. Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

REL 602 Real Estate Finance and Investments Credits: 2 (2-0-0)
Course Description: Major aspects of real estate finance and investment from the perspective of corporate, private, and public owners and investors.
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Registration Information: Offered as an online course only. Credit not allowed for both REL 601 and REL 602.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.