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Nota di contenuto	Risk in the Global Real Estate Market; Contents; Preface; CHAPTER 1 Regulation and Constitutional Torts; Federalism, Preemption, and Risk; The Restoring American Financial Stability Act of 2010 (RAFSA); The Existing "Tests" for Unconstitutionality; Quasi Constitutions; Social Capital; References; CHAPTER 2 A Critique of Mechanism Design; Conclusion; Reference; CHAPTER 3 General Public Health and Social Psychology Issues in Global Housing Markets and Mortgage Markets; Survey of Public Health Problems Caused by Traditional Mortgages and Foreclosures; Conclusion; References CHAPTER 4 Public Health Issues: Psychological Factors Inherent in Housing Demand, Mortgage Demand, and House Prices Proposition 1: Credit Bias; Proposition 2: The S&L Crisis Effect; Proposition 3: Tenure Bias; Proposition 4: Low Willingness to Accept Losses (WTAL); Proposition 5: Investment Horizon Effect; Proposition 6: The Deferred-

Disutility/Deferred Pain Bias; Proposition 7: The Lender-Experience Effect; Proposition 8: The Government Intervention Effect; Proposition 9: The Multiple-Listing-Service (MLS) Effect; Proposition 10: Psychological Limitations on Supply of Housing Units
 Validity of Housing Demand Models Conclusion; References; CHAPTER 5 Behavioral Biases in Property Taxation and Property Appraisal; Biases in Property Taxation; Psychological Effects and Biases Inherent in Property Appraisal; Conclusion; References; CHAPTER 6 Foreclosure Statutes and Processes; Foreclosures Reduce the Efficiency of Monetary Policies and Fiscal Policies; Some Adverse Contagion Effects of Foreclosures; The Statutory Ban of Waiver of Judicial Foreclosure in Conveyancing Documents and the Omission of Nonjudicial Foreclosure from States' Laws Are Unconstitutional
 The Borrower's Post-Foreclosure Right of Redemption Is Unconstitutional The Unconstitutionality of Preemptive Foreclosure Rules; Enforcement of Core Foreclosure Processes and the Failure to Enact Uniform Federal Foreclosure and Mortgage Statutes Constitute Violations of the U.S. Constitution; Alternative Foreclosure Systems; New Theories of Takings; Conclusion; References; CHAPTER 7 Unconstitutionality of U.S. Bankruptcy Code, Preemption of State-Law Mortgage Foreclosure Statutes, and Related Economic Effects; Existing Literature; Survey of Macroeconomic Effects of Bankruptcy Codes
 The Financial Accelerator Theory Is Inaccurate Criteria for Preemption: Equitable Subordination, Fraudulent Transfers (the "Reasonably Equivalent Value" Doctrine), the Deprizio Controversy, and the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005; The U.S. Supreme Court's Standards for Preemption Cases; New Standards for Preemption Cases; Constitutional Law Issues; Due Process Rights; The Separation-of-Powers Doctrine; A New Theory of Takings; Conclusion; Note; References; CHAPTER 8 Mortgages and Deeds of Trust
 Improper Coupling/Combinations of Mortgage Markets, Rental Markets, Savings/Investment Markets, and Property-Value Markets

Sommario/riassunto

"Analysis of the effects of mortgage foreclosure laws on global economics America's sub-prime mortgage problems have had rippling effects on the economies of countries around the world, highlighting the many problems inherent in the legal infrastructures for both mortgages and the unconstitutional foreclosure process. The Global Mortgage: International Risk Regulation, Mechanism Design, and Constitutional Torts in Foreclosures, Titles Systems, and REITS reveals how these unconstitutional statutes and processes affect housing prices, as well as the demand for housing and commercial real estate. Describes significant implications for risk regulation, interstate commerce, and legislation in the United States and some common law countries Addresses foreclosure statutes and processes, mortgages and deeds of trust Shows how unconstitutional tax foreclosures and the mortgage foreclosure processes create information asymmetry, increased transaction and compliance costs, negative externalities, and inefficiency The Global Mortgage reveals the many and major problems inherent in the legal infrastructure for mortgages and foreclosure processes"--