**Finance (FIN)**

**Finance (FIN) Courses**

**FIN 3003. Survey of Finance. (3-0) 3 Credit Hours.**
Prerequisite: ACC 2003 or ACC 2013 or the equivalent. A basic survey course focusing on three aspects of finance: the financial system, corporate finance, and investments. The financial environment will be described along with how the financial system interacts with the economy. Business decisions, efficient allocation of financial resources, and fundamentals of investment will be introduced. This course may not be applied toward a major or a minor in finance. Generally offered: Fall, Spring.

**FIN 3014. Principles of Business Finance. (4-0) 4 Credit Hours.**
Prerequisites: MAT 1033, MS 1023, ACC 2013, and ECO 2013 or their equivalents. Completion or concurrent enrollment in ACC 2033. Introduction to financial management techniques. Topics may include time value of money, valuation of stocks and bonds, risk and return, capital budgeting analysis, financing alternatives, financial planning, ratio analysis, short-term financial decisions, working capital, sources and uses of funds, capital structure, dividend policy, lease analysis, options, international financial management, and other topics associated with successful business finance decisions in an internationally competitive environment. One-hour laboratory included. (Formerly FIN 3013. Credit cannot be earned for both FIN 3014 and FIN 3013.) Generally offered: Fall, Spring, Summer.

**FIN 3023. Intermediate Corporate Finance. (3-0) 3 Credit Hours.**
Prerequisites: FIN 3014, or the equivalent, with a grade of “C-” or better and successful completion of the Finance Assessment of Competency Test (FACT). Completion or concurrent enrollment in ACC 3023 or ACC 3053. Advanced discussion of subjects essential to corporate financial management, including short-term credit policies, capital budgeting, risk, sources of long-term funds, financial leverage, and the cost of capital. Special topics such as mergers, bankruptcy, and reorganization may also be considered. Generally offered: Fall, Spring, Summer.

**FIN 3033. Principles of Investment. (3-0) 3 Credit Hours.**
Prerequisite: FIN 3014, or the equivalent, with a grade of “C-” or better. Introduction to securities markets; analysis of money market instruments, mutual funds, stocks, bonds, options, futures, and other securities; investment management in the light of tax considerations, timing, and selected portfolio needs. Generally offered: Fall, Spring, Summer.

**FIN 3313. Money and Banking. (3-0) 3 Credit Hours.**
Prerequisite: ECO 2013 or the equivalent. Elements of monetary theory; relationships between money, prices, production, and employment; factors determining money supply; and operation of capital markets with reference to the United States. (Same as ECO 3313. Credit cannot be earned for both ECO 3313 and FIN 3313.) Generally offered: Fall, Spring, Summer.

**FIN 3413. Introduction to Financial Markets. (3-0) 3 Credit Hours.**
Prerequisite: FIN 3313 or the equivalent. This course addresses the development of financial markets and market pricing of debt, equity, and foreign exchange. Special emphasis is placed on current and historical events to discuss these topics.

**FIN 3423. Security Analysis. (3-0) 3 Credit Hours.**
Prerequisite: FIN 3033 or the equivalent. Advanced financial analysis; examination of statements and supplementary data of industrial, commercial, financial intermediary, and public enterprises; preparation of reports relevant to achieving an understanding of financial management policies. Generally offered: Fall.

**FIN 3433. Principles of Real Estate. (3-0) 3 Credit Hours.**
General introduction to the subject matter and terminology of real estate as a business and profession; federal, state, and local laws governing housing discrimination, equal credit opportunity, and community reinvestment. Generally offered: Fall, Spring, Summer.

**FIN 3443. Technical Analysis. (3-0) 3 Credit Hours.**
Prerequisite: FIN 3014 with a grade of “C-” or better. Introduction to technical analysis of financial markets. Topics include trend analysis, charting techniques, measures of market sentiment, Dow theory, and cycle theories. Security selection, trading system management, and risk management are explored.

**FIN 4233. Financial Institutions Management. (3-0) 3 Credit Hours.**
Prerequisite: FIN 3014 with a grade of “C-” or better. Direction and coordination of the various functions of the financial firm, including money position, lending, and capital management. Emphasis on asset and liability management in a changing environment of regulation, competition, and financial intermediation. Generally offered: Spring.

**FIN 4333. Business Finance for Entrepreneurs. (3-0) 3 Credit Hours.**
Prerequisite: FIN 3014 with a grade of “C-” or better. Development of financial management techniques for developing businesses. Topics include cash flow projections, managing cash and working capital, estimating cost of capital, project evaluation, issues of limited diversification, and nontraditional sources of funds as well as growth and exit strategies. Generally offered: Fall, Spring.

**FIN 4413. Trading and Analysis of Financial Instruments. (3-0) 3 Credit Hours.**
Prerequisites: FIN 3033 and consent of instructor and approval of the Department Chair and the Dean of the College. Theoretical concepts in investments analysis and trading applications with real-time and historical data are developed. Topics include technical and fundamental analysis of equity portfolios, fixed income valuation, and credit risk analysis. Computer applications include Bloomberg Professional® software.

**FIN 4423. Investment Portfolio Management. (3-0) 3 Credit Hours.**
Prerequisites: MGT 3003 and FIN 3033 or the equivalent. Application of investment principles to management of investment portfolios of individuals and institutions; consideration of business cycles, investment constraints, portfolio construction, investment timing, and securities selection. Analysis of derivative securities and their use in the portfolio context. Generally offered: Summer.

**FIN 4523. Introduction to Risk Management. (3-0) 3 Credit Hours.**
Prerequisites: MGT 3003 and FIN 3014 or consent of instructor and approval of the Department Chair and the Dean of the College. Development of an understanding of the risk management process including risk identification, risk analysis, and risk measurement; investigation methods of risk mitigation techniques such as immunization, diversification, risk financing, risk control, hedging and insurance with applications. Generally offered: Spring.
FIN 4543. Credit Analysis. (3-0) 3 Credit Hours.
Prerequisites: MGT 3003 and FIN 3014 or consent of instructor and approval of the Department Chair and the Dean of the College. The course will provide an introduction to credit analysis. Topics covered will include: financial statement analysis; identification of relevant factors affecting the economy, industry, and the firm; default risk measures and recovery rates; structure and documentation of debt contracts; and tools to mitigate default risk.

FIN 4613. Introduction to International Finance. (3-0) 3 Credit Hours.
Prerequisites: MGT 3003 and FIN 3014 or the equivalent. Study of underlying forces in international financial relations and the unique problems of international trade, investments, and operations; examination of multinational business finance and its economic, legal, and political dimensions. Generally offered: Fall, Spring, Summer.

FIN 4713. Mortgage Banking and Real Estate Finance. (3-0) 3 Credit Hours.
Prerequisites: MGT 3003, FIN 3014, and FIN 3433, or consent of instructor, approval of the Department Chair and the Dean of the College. Planning, structure, and analysis of real estate financing from the viewpoints of the users and suppliers of funds; examination of various technical and legal instruments; institutional constraints and their effects on real estate lending activities; and federal, state, and local laws governing housing discrimination, equal credit opportunity, and community reinvestment. Generally offered: Fall.

FIN 4723. Principles of Real Estate Investment. (3-0) 3 Credit Hours.
Prerequisites: MGT 3003, FIN 3014, and FIN 3433, or consent of instructor, approval of the Department Chair and the Dean of the College. Analysis of real estate investment alternatives; feasibility and site analysis; tax considerations; income and expense analysis; discounted cash flow analysis; profitability measurement; and forms of ownership. Generally offered: Spring.

FIN 4733. Principles of Sustainable Real Estate Development. (3-0) 3 Credit Hours.
Prerequisites: MGT 3003, FIN 3014, FIN 3433, and FIN 4713 or FIN 4723, or consent of instructor, approval of the Department Chair and the Dean of the College. The examination of the principles involved in creating value through the real estate development process. Economic, regulatory, planning, financing, management and disposition issues are considered in the marketing and financial analyses of development prospects. (Same as RFD 4733. Credit cannot be earned for both FIN 4733 and RFD 4733. Finance majors cannot take RFD 4733 as an upper-division finance elective.).

FIN 4813. Property-Liability Insurance Finance. (3-0) 3 Credit Hours.
Prerequisites: MGT 3003 and FIN 3014 or the equivalent. Analysis and management of risk and insurance, including the insurance contract, property insurance, liability insurance, business insurance, the insurance agency, financial structure and management of property-liability companies, and contemporary problems of property-liability insurance. Generally offered: Spring.

FIN 4823. Life and Health Insurance Finance. (3-0) 3 Credit Hours.
Prerequisites: MGT 3003 and FIN 3014 or the equivalent. Philosophy of the life risk is developed, as well as an understanding of the special character of life and health insurance, human life value, the customary and special uses of life insurance, and the history of life insurance companies. Life, health, and disability insurance contracts are investigated in addition to term and whole life insurance, agency structure, and current issues of life and health insurance. Generally offered: Fall.

FIN 4853. Real Estate Appraisal. (3-0) 3 Credit Hours.
Prerequisites: MGT 3003, FIN 3014, and consent of instructor, approval of the Department Chair and the Dean of the College. Functions and methods of property valuation, including comparable sales analysis, cost depreciation analysis, and income capitalization; residential and income property appraisal techniques and reporting. (Same as RFD 4853. Credit cannot be earned for both FIN 4853 and RFD 4853. Finance majors cannot take RFD 4853 as an upper-division finance elective.).

FIN 4873. Computer Modeling of Financial Applications. (3-0) 3 Credit Hours.
Prerequisites: MGT 3003, IS 3003, and FIN 3014 or their equivalents. Provides the opportunity to develop computer modeling skills and techniques for analyzing financial situations encountered in business, including the analysis of financial statements, forecasting, capital budgeting, and principles of investment analysis of securities. Financial issues involving uncertainty are examined. Generally offered: Fall, Spring, Summer.

FIN 4893. Cases and Problems in Finance. (3-0) 3 Credit Hours.
Prerequisites: ACC 3023 or ACC 3053, FIN 3023, FIN 3033, and FIN 3313 with grade of "C-" or better in each course, senior standing, and 3 hours of additional finance electives. Students are also required to meet all University regulations related to good academic standing and maintain a minimum grade point average of 2.0 in all courses, and in UTSA College of Business courses, and in all courses for the major. Approval is obtained through the academic advisor. Integration of financial concepts and financial tools to enable strategic financial decision making in a wide variety of situations. Topics include corporate finance, investments, international finance, risk management, and other aspects of finance. Generally offered: Fall, Spring.

FIN 4913. Independent Study. (0-0) 3 Credit Hours.
Prerequisites: A 3.0 College of Business grade point average, MGT 3003 and permission in writing from the instructor, the Department Chair, and the Dean of the College of Business. See academic advisor for required forms. Independent reading, research, discussion, and/or writing under the direction of a faculty member. May be repeated for credit, but not more than 6 semester credit hours of independent study, regardless of discipline, will apply to a bachelor’s degree.

FIN 4933. Internship in Finance. (0-0) 3 Credit Hours.
Prerequisites: MGT 3003, 9 semester credit hours of upper-division finance courses, a 2.5 UTSA grade point average, and permission in writing from the instructor, the Department Chair, and the Dean of the College of Business. See academic advisor for required forms. The opportunity for professional work experience in research of financial operations, including real estate and insurance, and may be undertaken in either private business or a public agency. Opportunities are developed in consultation with the faculty advisor and Department Chair and require approval of both. Internship may be repeated once (for a total of 6 semester credit hours) provided the internships are with different organizations, but only 3 hours may count toward the 21 hours of finance required for the major. Generally offered: Fall, Spring, Summer.

FIN 4951. Special Studies in Finance. (1-0) 1 Credit Hour.
Prerequisites: MGT 3003 and consent of instructor, and approval of the Department Chair and the Dean of the College. An organized course offering the opportunity for specialized study not normally or not often available as part of the regular course offerings. Special Studies may be repeated for credit when the topics vary, but not more than 6 semester credit hours, regardless of discipline, will apply to a bachelor’s degree.
FIN 4953. Special Studies in Finance. (3-0) 3 Credit Hours.
Prerequisites: MGT 3003 and consent of instructor, and approval of the 
Department Chair and the Dean of the College. An organized course 
offering the opportunity for specialized study not normally or not often 
available as part of the regular course offerings. Special Studies may be 
repeated for credit when the topics vary, but not more than 6 semester 
credit hours, regardless of discipline, will apply to a bachelor’s degree.

FIN 4993. Honors Thesis. (0-0) 3 Credit Hours.
Prerequisite: MGT 3003. Enrollment limited to students applying for 
Honors in Finance. Supervised research and preparation of an honors 
thesis. May be repeated once for credit with advisor’s approval. Generally 
offered: Fall, Spring.