

BREVET DE TECHNICIEN SUPÉRIEUR
PROFESSIONS IMMOBILIÈRES

ÉPREUVE E 2 : ANGLAIS

SESSION 2017

Durée : 2 heures

Coefficient : 2

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IMPORTANT

**Ce sujet comporte 3 pages numérotées de 1/3 à 3/3
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au surveillant de la salle qui vous remettra un autre exemplaire.**

Why are more baby boomers who can afford to buy a home renting instead?

People 55 and older now account for 42 percent of the growth in U.S. renter households.

A few years ago, with the kids grown and gone, Laurin and Ron Jacobson looked around their huge, aging South Tampa house and decided it was time to sell.

5 “It was an old 1960s home that kept falling apart, and we were going through our money like crazy fixing it up,” Laurin Jacobson recalled. “We said, ‘You know what, we’re going back to renting like we did in our teens and early 20s.’”

Now in their 60s, they’re leasing a three-story town house with a rooftop terrace and a “great-looking handyman” who fixes anything that goes wrong.

“It’s heaven,” Jacobson said.

10 In another part of Tampa, 66-year-old Rose Peters relaxes on the balcony of her apartment as she sips red wine, watches a sunset and extols the benefits of renting. Foremost among them:

“If somebody said, ‘Hey, Rose, let’s go to Timbuktu,’ I don’t have to deal with a house.”

15 The United States is increasingly a nation of renters — the share of rental households is at a 20-year high, a recent Harvard study found. Many of today’s renters cannot afford a house and have no choice or are in the younger age groups that traditionally make up a major part of the rental population.

20 But Peters and the Jacobsons represent an increasingly common breed of renter — those in their later years who can afford to own but prefer to rent. People 55 and older now account for 42 percent of the growth in U.S. renter households. One of every three new renter households has enough income to afford a home yet has opted to rent. [...]

As boomers join millennials as renters, home ownership has dropped to its lowest level since 1989. It now stands at 63.7 percent, down from 69.1 percent near the peak of the real-estate bubble.

25 A large part of that decline is due to people who lost their homes in the crash. But it is also due to financially comfortable couples like Edward Dyl, a former AT&T executive, and his wife, Laurie, who worked for Merrill Lynch.

30 Now retired, the Dyls made such a good profit selling their New Jersey home that they paid cash in 2003 for a house in New Port Richey to be near relatives. But with both kids out of college and working elsewhere, they decided they no longer needed a big family home with a pool they did not use and a lawn they were tired of cutting. [...]

The Dyls are paying just under \$2,500 a month to rent a three-bedroom apartment in downtown St. Petersburg.¹ They figure they are earning enough on their investments — including the money they kept by not buying — to essentially live rent-free for now. [...]

Susan Taylor Martin, *Tampa Bay Times*, April 29, 2016 (abridged).

¹ Saint Petersburg, Florida

I – Compréhension (10 points)

Après avoir lu attentivement l'article ci-dessus, vous en ferez une synthèse en dégagant les idées essentielles **en français**.

Vous rédigerez votre réponse en 180 mots (+/- 10%).

Vous préciserez le nombre de mots que vous avez utilisés.

Toute présentation sous forme de notes sera pénalisée.

II – Expression (10 points)

Vous traiterez le sujet suivant **en anglais**.

Vous rédigerez votre réponse en 200 mots (+/- 10%).

Vous préciserez le nombre de mots que vous avez utilisés.

You are Monsieur / Madame Dubois, an estate agent working in France.

You have received an e-mail from Mr. and Mrs. Jacobson who have decided to come and live in your area. They want to rent and need advice.

Write an e-mail giving them information on the renting procedure in France and the property market in your area.