Course Outline

LEST 370-Real Property

Last Modified By: Alexander Lesyk

School of Business and Liberal Arts

MARCH 2015
A. TITLE: Real Property

B. COURSE NUMBER: LEST 370

C. CREDIT HOURS: 3

D. WRITING INTENSIVE COURSE: NO

E. COURSE LENGTH: 15 Weeks

F. SEMESTER(S) OFFERED: Fall, Spring

G. HOURS OF LECTURE, LABORATORY, RECITATION, TUTORIAL, ACTIVITY: 3 lecture hours per week

H. CATALOG DESCRIPTION: Students will examine the law of real property as it relates to real estate transactions, landlord-tenant relationships, and real property disputes. Students will learn how real estate transactions are completed in a legal practice setting.

I. PRE-REQUISITES/CO-COURSES: The American Legal System (LEST 101), Business Law II (BSAD 202), or permission of instructor

J. GOALS (STUDENT LEARNING OUTCOMES): By the end of this course, the student will be able to:

<table>
<thead>
<tr>
<th>Course Objective</th>
<th>Institutional SLO</th>
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<tr>
<td>a. Understand and explain the different types of ownership of and rights to use of real property.</td>
<td>1. Communication</td>
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<td>2. Crit. Thinking</td>
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<td>3. Prof. Competence</td>
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<td>b. Understand and explain the requirements for a legal and enforceable contract for the transfer of an interest in real property.</td>
<td>1. Communication</td>
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<td>2. Crit. Thinking</td>
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<td>3. Prof. Competence</td>
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<td>c. Understand and explain the requirements for a proper closing including the need to file deeds with the County Clerk.</td>
<td>1. Communication</td>
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<td>2. Crit. Thinking</td>
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<td>3. Prof. Competence</td>
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<td>d. Understand and explain the different types of financing available for the purchase of interests in real property.</td>
<td>1. Communication</td>
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<td>2. Crit. Thinking</td>
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<td>3. Prof. Competence</td>
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<td>e. Understand and explain the landlord-tenant relationship, both residential and commercial, and the legal issues arising therefrom.</td>
<td>1. Communication</td>
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<td>2. Crit. Thinking</td>
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<td>3. Prof. Competence</td>
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K. TEXTS:
L. REFERENCES:


M. EQUIPMENT: Technology Enhanced Classroom

N. GRADING METHOD: A-F

O. MEASUREMENT CRITERIA/METHODS: Essays, Quizzes, and Tests

P. DETAILED COURSE OUTLINE: See Attached

Q. LABORATORY OUTLINE: N/A

Course Outline

I. Holding and Using Real Property
   A. Estates in Land
   B. Future Interests
   C. Encumbrances, Easements, Licenses
   D. Deeds
   E. Surveys, Descriptions, Boundaries
   F. Land Use
      1. Public
      2. Private
   G. Government Regulation
   H. Other Rights Regarding Real Property

II. Transferring Real Property
   A. Offer and Acceptance
   B. Real Property Contracts
1. Drafting
2. Review

C. Transferring Title
   1. Title Examination
   2. Title Insurance

D. Contingencies

E. Closing
   1. Regulations
   2. Procedures
   3. Forms
   4. Disclosures
   5. Taxes

III. Real Property Financing
   A. Sources
   B. Mortgages
   C. Land Contracts
   D. Legal Implications

IV. Landlord-Tenant
   A. Leases
   B. Security Deposits
   C. Term of Tenancy
   D. Issues of Habitability
   E. Termination of Tenancy
   F. Assignment/Subletting
   G. Eviction
   H. Fair Housing Issues
V. Other Real Property Issues

A. Real Estate Professionals
   1. Types of Agency

B. Commercial Property

C. Condominiums and Cooperatives

D. Foreclosure

E. Real Property Disputes