This course will focus on the practical aspects of real estate law and give the student a basic understanding as to the real estate law issues which regularly confront real estate practitioners and to teach analytical thinking of legal problems.

**COURSE OBJECTIVES:** The purpose of the course is not to make you lawyers, but to help you:

1. Analyze both sides of issues confronted by real estate practitioners.
2. Discuss and present resolutions to legal issues.
3. Define legal concepts.
4. Explain and define legal terms.
5. Understand the dynamics of legal issues.

To achieve this objective you will fully participate in class and complete all assignments.

**NO LAPTOPS OR ANY OTHER ELECTRONIC COMMUNICATION DEVICES WILL BE ALLOWED IN CLASS.**

**ATTENDANCE:** No more than four absences will be allowed during the semester. The student will receive an automatic drop from the course.

**CLASS PARTICIPATION:** Class participation is encouraged and student’s overall grade may be adjusted up or down depending on the level of class participation, or lack thereof. Students need to be prepared to discuss and respond to the cases presented at the end of each chapter in the text. There are two sides to every case. You should be able to analyze the reasoning of each side.

**ACCOMMODATIONS FOR STUDENTS WITH DISABILITIES:** The CT Bauer College of Business would like to help students who have disabilities achieve their highest potential. To this end, in order to receive academic accommodations, students must register with the Center for Students with Disabilities (CSD) (telephone 713.743.5400), and present approved accommodation documentation to their instructor in a timely manner.
PEOPLESOF T: The University of Houston’s PeopleSoft system will be an important communications link for this class. I may use this system to send class-wide and individual email and post grades. Please be sure your email address is current.

BLACKBOARD LEARN: Blackboard Learn will be used in this class as a course management tool to post announcements, and post syllabus and journal entries. All assignments for the course will be submitted through Assignments. To access Blackboard for this class, you will need your Cougar Net ID to log in. Make sure your Cougar Net account is active and that you are able to log in with it. To test, you can log in at https://accessuh.uh.edu/login.php. If you need to reset your password, you can do so online at http://www.uh.edu/infotech/php/templent.php?accountid=57.

If your account has become inactive due to non-use, you can activate by calling 713.743.1411. If you have questions about Blackboard Learn or need technical assistance, you can click on a “Get Help” link on the Blackboard website, or call the helpline at 713.743.1411 (m-f 8:00am-8pm).

GRADING: Your grade will be determined by three examinations which will be take-home examinations, which will encourage you to research your text and other materials. You are free to discuss all the questions with other students or anyone you wish. Your grades will be determined solely on the basis of those examination scores. Any student will have the ability to earn additional credits if they choose to do additional research topics.


HONOR CODE:

The University of Houston Academic Honesty Policy is strictly enforced by the C.T. Bauer College of Business. No violations of this policy will be tolerated in this course. A discussion of the policy is included in the University of Houston Student Handbook which can be found at http://www.uh.edu/academics/catalog/policies/academ-reg/academic-honesty/ . Students are expected to be familiar with this policy.

Students are expected to produce original work in the course. Previous course-work from other classes cannot be submitted for credit in this course for any class assignment or project. At the instructor’s discretion, work will be submitted to Turn It In.
TOPICS will be covered in the following order:

1. June 1
   (a) Introduction of Real Estate Law
   (b) Estates in Land – Freehold Estates
   (c) Estates in Land – Statutory Estates
   (d) Estates in Land – Statutory Estates

2. June 8
   (a) Legal Descriptions
   (b) How Ownership is Held
   (c) How Ownership is Held
   (d) Fixtures and Easements

3. June 15
   Real Estate Brokerage

4. June 22
   Agency

5. June 29
   EXAM 1
   Contracts

6. July 6
   (a) Voluntary Conveyances
   (b) Involuntary Conveyances

7. July 13
   (a) Recordation
   (b) Mortgages and Notes

8. July 20
   (a) Interest and Finance Charge
   (b) Methods of Title Assurance
   (c) Closings
   EXAM 2

9. July 27
   (a) Liens
   (b) Landlord and Tenant Relationships

10. August 3
    (a) Landlord and Tenant Relationships
    (b) Condos and Co-ops

11. August 10
    (a) Regulation of Real Estate
    (b) Real Estate Taxation

12. August 14
    FINAL EXAM (5 – 8p.m.)