

University of Houston
C.T. Bauer College of Business
Real Estate Program
(Graduate Syllabus)
Essentials of Real Estate Principles
Wednesday, 6:00 pm to 9:00 pm

Instructor: K. Annette Disch, JD
Office Hours: By appointment
E-Mail: kadisch@central.uh.edu

Course Objectives

This course is designed to provide students with an overview of theories and principles in real estate. To achieve this objective, you will fully participate in class and complete all assignments. This course qualifies for 3 college credit hours.

Textbook

Students can purchase the textbook from the bookstore.
Texas Real Estate, the 13th Edition (2019), Oncourse Learning- ISBN-13: 978-1-62980-001-1.
The textbook is required. Please bring it to each class.

Attendance

All classes will be in person. Attendance will be taken at each class.

Face Covering Policy

To reduce the spread of COVID-19, the University strongly encourages everyone (vaccinated or not) to wear face coverings indoors on campus including classrooms for both faculty and students.

Presence in Class

Your presence in class each session means that you:

- Are NOT exhibiting any [Coronavirus Symptoms](#) that makes you think that you may have COVID-19
- Have NOT tested positive or been diagnosed for COVID-19
- Have NOT knowingly been exposed to someone with COVID-19 or suspected/presumed COVID-19

If you are experiencing any COVID-19 symptoms that are not clearly related to a pre-existing medical condition, do not come to class. Please see [Student Protocols](#) for what to do if you experience symptoms and [Potential Exposure to Coronavirus](#) for what to do if you have potentially been exposed to COVID-19. Consult the (select: [Undergraduate](#)

[Excused Absence Policy](#) or [Graduate Excused Absence Policy](#)) for information regarding excused absences due to medical reasons.

PeopleSoft

Emails will be an important communication link for this class. I may use this system to send class-wide and individual e-mails and post grades. Please be sure your e-mail address is current.

Syllabus: Please note that the syllabus is **subject to change**.

Course Requirements Your course grade is based on 100 points distributed as explained below.

Attendance: (20 points)

Students will be deducted points for poor attendance. Class participation is **expected**. Grades are adjusted according to student participation. Absence from five (5) classes will automatically drop you from the course.

Assignments: (20 points)

Please see the schedule for the 4 assignments. Each assignment is worth 5 points. Assignment topics may change. Below is the preliminary topic schedule.

1. Metes & Bounds description
2. Case Study: Ownership
3. Case Study: Recording Act
4. Research Topic, Draft, Peer Reviews

Exams: (30 points)

Each exam is worth 15 points. The final exam is cumulative. Exams are multiple choice and completed in class on the dates listed in the schedule below. If you arrive late to class, you will be given the remaining time and no extra time to complete the exam. Please come to class on time. If you are absent for the exam, you will receive no credit.

Term Paper: (30 points)

You are required to write an 8-10 page research paper inspired by topics and discussion encountered in early part of the course. Research papers must be typed, double-spaced and include a minimum of 8 references. The types of references will vary depending upon your topic and can include books, journal/magazine articles, scholarly publications, legal references, and internet sources.

Term papers must be type written. If they are submitted as Microsoft Word files, with the professor's permission, if they are in a format that cannot be opened the student will receive a 0 (no exceptions). It is the student's responsibility to ensure that the document was received and can be opened.

Each student will have to peer review three (3) papers. Part of the 30 points will be earned through required peer reviews. **In order to obtain all 30 points you must submit: topic, draft, and complete the required peer reviews.**

All submissions should be free of spelling and grammar errors, well organized, and easy to follow.

Please prepare all writing assignment in a word processing program. Before posting to forums or other electronic mediums, prepare the draft with a word processing program (double spaced, 12 point font with one inch margins). All documents must comply with formatting in accordance with MLA or APA guidelines presented in the respective style guide. Feel free to use either style guide. It is good practice to stick to one guide through the semester.

The UH Writing Center is available to provide assistance with writing.

<http://www.bauer.uh.edu/faculty/teachingresourcesdocs/UH%20Writing%20Center%20faculty%20resources.pdf>

Academic Honesty

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.

Assignment of Grades

Grades on exams in this course will be based upon the total number of points you earn during the semester. The following distribution for the assignment of grades is strictly enforced.

A	95-100	C+	77-79
A-	90-94	C	74-76
B+	87-89	C-	70-73
B	84-86	D	60-69
B-	80-83	F	0-59

COVID-19

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Students are encouraged to visit the University’s [COVID-19](#) website for important information including diagnosis and symptom protocols, on-campus testing, and vaccine information. Please check the website throughout the semester for updates.

Vaccinations

Data suggests that vaccination remains the best intervention for reliable protection against

COVID-19. Students are asked to familiarize themselves with pertinent [vaccine information](#) and to consult with their health care provider. The University strongly encourages all students, faculty and staff to be vaccinated.

Reasonable Academic Adjustments/Auxiliary Aids

The University of Houston complies with Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990, pertaining to the provision of reasonable academic adjustments/auxiliary aids for disabled students. In accordance with Section 504 and ADA guidelines, UH strives to provide reasonable academic adjustments/auxiliary aids to students who request and require them. If you believe that you have a disability requiring an academic adjustments/auxiliary aid, please contact [the Justin Dart Jr. Student Accessibility Center](#) (formerly the Justin Dart, Jr. Center for Students with DisABILITIES).

Excused Absence Policy

Regular class attendance, participation, and engagement in coursework are important contributors to student success. Absences may be excused as provided in the University of Houston [Undergraduate Excused Absence Policy](#) and [Graduate Excused Absence Policy](#) for reasons including: medical illness of student or close relative, death of a close family member, legal or government proceeding that a student is obligated to attend, recognized professional and educational activities where the student is presenting, and University-sponsored activity or athletic competition. Under these policies, students with excused absences will be provided with an opportunity to make up any quiz, exam or other work that contributes to the course grade or a satisfactory alternative. Please read the full policy for details regarding reasons for excused absences, the approval process, and extended absences. Additional policies address absences related to [military service](#), [religious holy days](#), [pregnancy and related conditions](#), and [disability](#).

Recording of Class

Students may not record all or part of class, livestream all or part of class, or make/distribute screen captures, without advanced written consent of the instructor. If you have or think you may have a disability such that you need to record class-related activities, please contact the [Justin Dart, Jr. Student Accessibility Center](#). If you have an accommodation to record class-related activities, those recordings may not be shared with any other student, whether in this course or not, or with any other person or on any other platform. Classes may be recorded by the instructor. Students may use instructor's recordings for their own studying and notetaking. Instructor's recordings are not authorized to be shared with *anyone* without the prior written approval of the instructor. Failure to comply with requirements regarding recordings will result in a disciplinary referral to the Dean of Students Office and may result in disciplinary action.

Syllabus Changes

Due to the changing nature of the COVID-19 pandemic, please note that the instructor may need to make modifications to the course syllabus and may do so at any time. Notice of such changes will be announced as quickly as possible through (*specify how students will be notified of changes*).

Resources for Online Learning

The University of Houston is committed to student success, and provides information to optimize the online learning experience through our [Power-On](#) website. Please visit this website for a

comprehensive set of resources, tools, and tips including: obtaining access to the internet, AccessUH, and Blackboard; requesting a laptop through the Laptop Loaner Program; using your smartphone as a webcam; and downloading Microsoft Office 365 at no cost. For questions or assistance contact UHOnline@uh.edu.

UH Email

Please check and use your CougarNet email for communications related to this course. To access this email, [login](#) to your Microsoft 365 account with your CougarNet credentials.

Webcams

Access to a webcam is required for students participating remotely in this course. Webcams must be turned on (*state when webcams are required to be on and the academic basis for requiring them to be on*). (Example: *Webcams must be turned on during exams to ensure the academic integrity of exam administration.*)

Academic Honesty Policy

High ethical standards are critical to the integrity of any institution, and bear directly on the ultimate value of conferred degrees. All UH community members are expected to contribute to an atmosphere of the highest possible ethical standards. Maintaining such an atmosphere requires that any instances of academic dishonesty be recognized and addressed. The [UH Academic Honesty Policy](#) is designed to handle those instances with fairness to all parties involved: the students, the instructors, and the University itself. All students and faculty of the University of Houston are responsible for being familiar with this policy.

Title IX/Sexual Misconduct

Per the UHS Sexual Misconduct Policy, your instructor is a “responsible employee” for reporting purposes under Title IX regulations and state law and must report incidents of sexual misconduct (sexual harassment, non-consensual sexual contact, sexual assault, sexual exploitation, sexual intimidation, intimate partner violence, or stalking) about which they become aware to the Title IX office. Please know there are places on campus where you can make a report in confidence. You can find more information about resources on the Title IX website at <https://uh.edu/equal-opportunity/title-ix-sexual-misconduct/resources/>.

Security Escorts and Cougar Ride

UHPD continually works with the University community to make the campus a safe place to learn, work, and live. Our Security escort service is designed for the community members who have safety concerns and would like to have a Security Officer walk with them, for their safety, as they make their way across campus. Based on availability either a UHPD Security Officer or Police Officer will escort students, faculty, and staff to locations beginning and ending on campus. If you feel that you need a Security Officer to walk with you for your safety please call [713-743-3333](tel:713-743-3333). Arrangements may be made for special needs.

Parking and Transportation Services also offers a late-night, on-demand shuttle service called Cougar Ride that provides rides to and from all on-campus shuttle stops, as well as the MD Anderson Library, Cougar Village/Moody Towers and the UH Technology Bridge. Rides can be

requested through the UH Go app. Days and hours of operation can be found at <https://uh.edu/af-university-services/parking/cougar-ride/>.

Helpful Information

Coogs Care: <https://uh.edu/dsa/coogscare/>

Student Health Center: <https://www.uh.edu/healthcenter/>

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Course Schedule

DATES	ASSIGNMENTS DUE
WED 8/22	Introduction to Real Estate (1) Real Property (2) Concepts and Responsibilities of Home Ownership (3)
WED 8/31	Real Estate Brokerage and the Law of Agency (4)
WED 9/7	Fair Housing Laws (5) Ethics of Practice as a License Holder (6) Texas Real Estate License Act (7)
WED 9/14	Legal Descriptions (8) Individual Assignment #1: Land Description Activity (due 9/21)
WED 9/21	Real Estate Contracts (9) Interests in Real Estate (10) Land Description Activity Due
WED 9/28	How Ownership is Held: Home and Business (11) Listing Agreements (12) In Class Assignment #2: Case Study – Ownership (Groups)
WED 10/5	Real Estate Math (13) Real Estate Appraisal (14) Research Paper Topic Due
WED 10/12	EXAM Mortgage Theory and Law (15)
WED 10/19	Real Estate Financing Principals (16) Excel/Loan Amortization Project Assigned

WED	10/26	Control of Land Use (17) Specialization (18) Excel/Loan Amortization Project Due
WED	11/2	Real Estate Investments (19) Real Estate Leases (20) Draft of Research Paper Due
WED	11/9	Property Management (21) Estates, Transfers, and Titles (22) <i>In Class Assignment #3: Case Study – Recording</i> (groups) Peer Reviews Due
WED	11/16	Closing Procedures (23) Condominiums, Cooperative, PUDS & Timeshares (24)
WED	11/23	THANKSGIVING BREAK
WED	11/30	<i>Research Paper Due with Presentations in Class</i>
WED	TBA	FINAL EXAM

Syllabus is subject to change