

COURSE SYLLABUS

POLITICAL SCIENCE 328: REAL ESTATE LAW FOR PARALEGALS (3 semester hours)

Online Course

Live Lecture: Mondays, 7:20 – 10:00 PM

Instructor: Rachel Flatt
Office Location: TBA
Office Hours: I am available by email or phone Monday through Friday during normal business hours. Please note that if an email is sent after 5:00 p.m. on a Friday, I will respond the following Monday.
Phone: 903.243.0689
Email: Rachel.Flatt@tamuc.edu

Required Texts

Hinkel, "Practical Real Estate Law," 8th Edition. ISBN: 9780357358375

Course Description

This course provides an overview of the law related to real property. Students should gain an understanding of ownership of real property and the legal characteristics of ownership. Core concepts include but are not limited to, types of tenancies, ownerships, deeds, conveyances, easements, mortgages, and title closings.

Course Objectives

The goal of this course is to enable the student to:

- Gain a basic knowledge of the real estate transaction;
- Understand real property rights; and
- Begin developing skills for real estate oriented careers.

Participation/Discussion Policy

You are expected to know how to navigate and use the D2L platform by utilizing the trainings made available to you by the University. You are expected to attend and participate in the online live lectures each week. Unless you experience technological difficulties, you are expected to use earphones and a microphone to participate in each of the live lectures.

In addition, you are required to participate in the discussion each week you have assigned readings. You must prepare for the discussion by reading ALL of the material assigned. Questions will be posted related to each topic the week readings are assigned. You must thoughtfully respond to the

posted questions. Short posts unsupported by information in the readings may be given ZERO points.

Grading Policy

Lectures and Discussion: This class will be taught using the Socratic Method as well as lecture. You may be called on at any time and are expected to be fully prepared to discuss the assigned reading material during the live lectures and in the online discussions. This is a cumulative grade over the course of the semester.

Assignments: You are also responsible for completing the assignments listed in this syllabus. The assignments may be found within the chapters of the textbook and in handouts I will provide to you. If the assignment is a group assignment, you will be responsible for choosing your group members. A group may consist of 2 to 3 people. Your assignments will be reviewed, graded and returned to you.

All assignments must have a cover page indicating the following: your name, class, chapter and name of the assignment (as it appears in the syllabus), and date the assignment is due. A deduction of 10 points will be assessed to all assignments turned in without a cover page. You will submit your assignments in the dropbox provided to you in the D2L platform.

Case briefs, take-home exams, homework assignments, and any other written work must be submitted before the deadline provided to you. All written work will be graded not only on content, but also on writing style, **including punctuation and grammar**. Homework, case briefs, and take-home exams *will NOT* be accepted late or by email.

Exams: The examinations will primarily consist of multiple choice, true/false, definition, and short answer questions and essay. Any collaboration with other students with regards to the substance of the exams will result in a failing grade.

Your grade will be calculated according to the following formula:

Participation/Discussion	15 points
Assignments	25 points
Test 1	30 points
Test 2	<u>30 points</u>
TOTAL	100 points

Grade Distribution is as follows:

A = 90-99

B = 80-89

C = 70-79

D = 65-69

F = 64 and below

(No individual extra credit work will be allowed.)

Classroom Etiquette

All students enrolled at the University shall follow the tenets of common decency and acceptable behavior conducive to a positive learning environment. (See Student's Guide Handbook, Policies and Procedures, Conduct.) You are expected to exhibit respect for the instructor and fellow students at all times. Failure to adhere to these policies may result in removal from the online course. Please be respectful of others' opinions even if you do not agree with them. I look forward to reading a variety of thoughts and opinions, and I want you to express yourselves, but please be respectful! Remember all caps means you are yelling.

COVID-19 Policy

“A&M-Commerce requires the use of face-coverings in all instructional and research classrooms/laboratories. Exceptions may be made by faculty where warranted. Faculty have management over their classrooms. Students not using face-coverings can be required to leave class. Repetitive refusal to comply can be reported to the Office of Students' Rights and Responsibilities as a violation of the student Code of Conduct. “

“Students should not attend class when ill or after exposure to anyone with a communicable illness. Communicate such instances directly with your instructor. Faculty will work to support the student getting access to missed content or completing missed assignments.”

Disability Statement

The Americans with Disabilities Act (ADA) is a federal anti-discrimination statute that provides comprehensive civil rights protection for persons with disabilities. Among other things, this legislation requires that all students with disabilities be guaranteed a learning environment that provides for reasonable accommodation of their disabilities. If you have a disability requiring accommodation, please contact:

Office of Student Disability Resources and Services
Texas A&M University – Commerce
Gee Library
Room 132
Phone: (903)886-5150 or (903)886-5835
Fax: (903)468-8148
StudentDisabilityServices@tamuc.edu

Nondiscrimination Statement

Texas A&M University - Commerce will comply in the classroom, and in online courses, with all federal and state laws prohibiting discrimination and related retaliation on the basis of race, color, religion, sex, national origin, disability, age, genetic information or veteran status. Further, an environment free from discrimination on the basis of sexual orientation, gender identity, or gender expression will be maintained.

Campus Carry Statement

Texas Senate Bill - 11 (Government Code 411.2031, et al.) authorizes the carrying of a concealed handgun in Texas A&M University-Commerce buildings only by persons who have been issued and are in possession of a Texas License to Carry a Handgun. Qualified law enforcement officers or those who are otherwise authorized to carry a concealed handgun in the State of Texas are also permitted to do so. Pursuant to Penal Code (PC) 46.035 and A&M-Commerce Rule 34.06.02.R1, license holders may not carry a concealed handgun in restricted locations. For a list of locations, please refer to

<http://www.tamuc.edu/aboutUs/policiesProceduresStandardsStatements/rulesProcedures/34SafetyOfEmployeesAndStudents/34.06.02.R1.pdf> (and/or consult your event organizer). Pursuant to PC 46.035, the open carrying of handguns is prohibited on all A&M-Commerce campuses. Report violations to the University Police Department at 903-886-5868 or call 9-1-1.

Plagiarism Statement

“Many people think of plagiarism as copying another's work, or borrowing someone else's original ideas. But terms like "copying" and "borrowing" can disguise the seriousness of the offense:

According to the Merriam-Webster Online Dictionary, to "plagiarize" means

1. to steal and pass off (the ideas or words of another) as one's own
2. to use (another's production) without crediting the source
3. to commit literary theft
4. to present as new and original an idea or product derived from an existing source.

In other words, plagiarism is an act of fraud. It involves both stealing someone else's work and lying about it afterward.

But can words and ideas really be stolen?

According to U.S. law, the answer is yes. The expression of original ideas is considered intellectual property, and is protected by copyright laws, just like original inventions. Almost all forms of expression fall under copyright protection as long as they are recorded in some way (such as a book or a computer file).

All of the following are considered plagiarism:

- turning in someone else's work as your own
- copying words or ideas from someone else without giving credit
- failing to put a quotation in quotation marks
- giving incorrect information about the source of a quotation
- changing words but copying the sentence structure of a source without giving credit
- copying so many words or ideas from a source that it makes up the majority of your work, whether you give credit or not (see our section on "fair use" rules)

Most cases of plagiarism can be avoided, however, by citing sources. Simply acknowledging that certain material has been borrowed, and providing your audience with the information necessary to find that source, is usually enough to prevent plagiarism. If you have retained the essential idea of an original source, and have not cited it, then no matter how drastically you may have altered its context or presentation, you have still plagiarized.” (www.plagiarism.org)

If you plagiarize, you will receive a ZERO for the assignment in question. I also reserve the right to give you an F in the course. The matter will be referred to the Office of the Dean of the College of Humanities, Social Sciences, and Arts.

As Instructor, I reserve the right to amend, modify, or alter this syllabus as the situation may require.

Tentative Course Reading Assignments

Week 1

First Day of Class: Course Overview

Chapter 1: Introduction to the Law of Real Property

Week 2

Chapter 2: Concurrent Ownership

Assignment 1: Complete Practical Assignment 4 on page 39.

Week 3

No Live Lecture – Labor Day

Week 4

Chapter 3: Surveys and Land Descriptions

Chapter 4: Public Regulation and Private Encumbrances

Assignment 2: Complete Practical Assignment 1 on page 82.

Week 5

Chapter 5: Easements and Licenses

Assignment 3: Complete Practical Assignment 4 on page 105, and draft an easement. Prompt for easement will be discussed in class.

Week 6

Chapter 6: Contracts

Week 7

Chapter 7: Preparation and Review of a Real Estate Contract

Assignment 4: Prepare a real estate sales contract. Prompt for real estate contract will be discussed in class.

Week 8

TEST 1 – Midterm Exam

Week 9

Chapter: 8: Deeds

Week 10

Chapter 9: Financing Sources in Real Estate Transactions

Week 11

Chapter 10: Legal Aspects of Real Estate Finance

Week 12

Chapter 11: Mortgage Forms and Provisions

Assignment 5: Draft Petition for Foreclosure.

Week 13

Chapter 12: Title Examinations

Week 14

Chapter 14: Real Estate Closings

Week 15

Chapter 17: Leases

FALL 2020

Week 16

TEST 2 - Final Exam