

# COURSE SYLLABUS

## PLGL 328: Real Estate Law for Paralegals

(3 semester hours)

**Online Course — Section 02W (CRN 85104)**

**Live Lecture: Tuesday, 7:20 – 10:00 PM**

Term: August 20, 2026 – December 11, 2026

### Instructor Information

**Instructor:** Professor Navin Jani

**Office Hours:** Available by email or phone Monday through Friday during normal business hours, or by appointment.

**Office Phone:** To be provided / Available by appointment

**Email:** Navin.Jani@etamu.edu

### Required Texts and Software

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

Texas Real Property Code — We will discuss which portions of the code you will need and how to obtain them at our first class.

**Microsoft Word is required.** Google Docs or other similar programs may not be substituted.

### 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.

### Attendance and Participation Policy

You are expected to know how to navigate and use the D2L (Brightspace) platform by utilizing the training made available by the University. You are also expected to navigate and use Zoom to participate in live lectures and/or review recorded live lectures. You are expected to attend and participate in the online live lectures each week.

**In order to participate, you are required to turn your camera/screen on during the live lecture. Simply signing in without turning on your camera will not count as attendance.**

Attendance is required and roll will be taken at every class. It is vital to attend each class as we only meet once per week. Unless you are granted an exception for a particular class period, you will only be considered to have attended class if you are present during the live online presentation. **Attendance and participation contribute 20% of the total final grade.**

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 the material assigned.

Questions may be posted related to each topic the week readings are assigned. You must thoughtfully respond to any 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 responsible for completing the assignments listed in this syllabus or in the Course Contents units on the D2L page. The assignments may be found within the chapters of the textbook and in handouts provided by the Instructor.

All assignments must have a cover page indicating the following: your name, class, chapter, name of the assignment (as it appears in the syllabus), and the 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 in the D2L platform.

All written work will be graded not only on content, but also on writing style, including punctuation and grammar.

### Late Work

You are expected to submit assignments on time. Written work turned in late will receive a deduction of 10 points for the first day it is late. If an assignment is not turned in within one day after the due date, it will not be accepted and you will receive zero points for that assignment. Exceptions will be granted only under the most extreme, verifiable circumstances after receiving approval from the Instructor.

### Exams

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

**Your grade will be calculated according to the following formula:**

| Component                  | Points            |
|----------------------------|-------------------|
| Attendance / Participation | 20 points         |
| Assignments                | 20 points         |
| Test 1 (Midterm)           | 30 points         |
| Test 2 (Final)             | 30 points         |
| <b>TOTAL</b>               | <b>100 points</b> |

**Grade Distribution:** A = 90–99    B = 80–89    C = 70–79    D = 65–69    F = 64 and below

*(No extra credit work will be allowed unless assigned as a bonus to the entire class.)*

## Student Conduct and 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. All electronic devices (except laptops) must be turned off during class. Laptop use is limited to reading notes made for class and taking notes during class. Surfing the internet and playing games on your laptop during class time are strictly prohibited. Failure to adhere to these policies may result in removal from class.

## **Students with Disabilities / Accessibility**

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**

East Texas A&M University

Velma K. Waters Library, Room 162

Phone: (903) 886-5150 or (903) 886-5835

Fax: (903) 468-8148

Email: [StudentDisabilityServices@etamu.edu](mailto:StudentDisabilityServices@etamu.edu)

*I am committed to creating an accessible and inclusive learning environment for all students. If you encounter any accessibility barriers with course materials, technology, or class activities, please contact me as soon as possible so we can work together (and with Student Disability Services when appropriate) to remove those barriers.*

## **Non-discrimination Notice**

East Texas A&M 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 of discrimination on the basis of sexual orientation, gender identity, or gender expression will be maintained.

## **Statement Regarding On-Campus Firearms**

Texas Senate Bill 11 (Government Code 411.2031, et al.) authorizes the carrying of a concealed handgun in East Texas A&M University 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 the University's published rules and/or consult your event organizer. Pursuant to PC 46.035, the open carrying of handguns is prohibited on all East Texas A&M campuses. Report violations to the University Police Department at 903-886-5868 or 9-1-1.

## **Statement Regarding Counseling**

The Counseling Center at East Texas A&M, located in the Halladay Building, Room 203, offers counseling services, educational programming, and connection to community resources for students. Students have 24/7 access to the Counseling Center's crisis assessment services by calling 903-886-5145. For more information, visit [www.etamu.edu/counsel](http://www.etamu.edu/counsel).

## What is Plagiarism?

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.

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

Most cases of plagiarism can be avoided 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 plagiarize, you will receive a grade of ZERO (0) for the assignment or exam in question, and the matter will be referred to the Office of the Dean of the College of Arts and Sciences. Additionally, the Instructor reserves the right to give you an F in the course.**

## Technology Requirements – Learning Management System

All course sections offered by East Texas A&M University have a corresponding course shell in the myLeo Online Learning Management System (LMS / Brightspace).

LMS Requirements: [Brightspace Platform Requirements](#)

LMS Browser Support: [Brightspace Browser Support](#)

## Access and Navigation

You will need your campus-wide ID (CWID) and password to log into the course. If you do not know your CWID or have forgotten your password, contact the Center for IT Excellence (CITE) at 903.468.6000 or [helpdesk@etamu.edu](mailto:helpdesk@etamu.edu).

**Note:** Personal computer and internet connection problems do not excuse the requirement to complete all course work in a timely and satisfactory manner. Each student needs to have a backup method to deal with these inevitable problems (for example, a backup computer, a friend's computer, campus open computer lab, or public Wi-Fi locations such as a library or coffee shop).

## Communication and Support

If you have any questions or are having difficulties with the course material, please contact your Instructor.

## Technical Support

If you are having technical difficulty with any part of Brightspace, please contact Brightspace Technical Support at 1-877-325-7778. Other support options can be found here:

[Brightspace Contact Support](#)

*As Instructor, I reserve the right to amend, modify, or alter this syllabus as the situation may require. (This is a wish list of what I would like to cover in this class this semester, so do not be surprised if the schedule is amended.)*

## Tentative Course Reading Assignments

Live lectures are held every Tuesday from 7:20 PM to 10:00 PM via Zoom (link provided in D2L).

| Week | Date               | Topic / Assignment                                                                                             |
|------|--------------------|----------------------------------------------------------------------------------------------------------------|
| 1    | August 25, 2026    | First Day of Class: Course Overview                                                                            |
| 2    | September 1, 2026  | Chapter 1: Introduction to the Law of Real Property                                                            |
| 3    | September 8, 2026  | Chapter 2: Concurrent Ownership   Assignment 1                                                                 |
| 4    | September 15, 2026 | Chapter 3: Surveys and Land Descriptions; Chapter 4: Public Regulation and Private Encumbrances   Assignment 2 |
| 5    | September 22, 2026 | Chapter 5: Easements and Licenses   Assignment 3                                                               |
| 6    | September 29, 2026 | Chapter 6: Contracts                                                                                           |
| 7    | October 6, 2026    | Chapter 7: Preparation and Review of a Real Estate Contract   Assignment 4                                     |
| 8    | October 13, 2026   | TEST 1 – Midterm Exam                                                                                          |
| 9    | October 20, 2026   | Chapter 8: Deeds                                                                                               |
| 10   | October 27, 2026   | Chapter 9: Financing Sources in Real Estate Transactions                                                       |
| 11   | November 3, 2026   | Chapter 10: Legal Aspects of Real Estate Finance                                                               |
| 12   | November 10, 2026  | Chapter 11: Mortgage Forms and Provisions   Assignment 5: Draft Petition for Foreclosure                       |
| 13   | November 17, 2026  | Chapter 12: Title Examinations                                                                                 |
| 14   | November 24, 2026  | Chapter 14: Real Estate Closings                                                                               |
| 15   | December 1, 2026   | Chapter 17: Leases                                                                                             |
| 16   | December 8, 2026   | TEST 2 – Final Exam                                                                                            |

### Important Notes:

- All live lectures are conducted via Zoom. Camera must be on for attendance credit.
- Assignment due dates will be posted in D2L. Late submissions are subject to the late-work policy above.
- Exam dates are firm unless the University calendar or Instructor announces otherwise.
- This schedule is tentative and subject to modification by the Instructor as needed.