DATE OF LAST REVIEW: 02/2013
CIP CODE: 22.0302
SEMESTER: Departmental Syllabus
COURSE TITLE: REAL ESTATE LAW
COURSE NUMBER: PRLG-0152
CREDIT HOURS: 3
INSTRUCTOR: Departmental Syllabus
OFFICE LOCATION: Departmental Syllabus
OFFICE HOURS: Departmental Syllabus
TELEPHONE: Departmental Syllabus
EMAIL: KCKCC- “issued email accounts are the official means for electronically communicating with our students.”

PREREQUISITES: PRLG-0121, Introduction to Law and PRLG-0131, Legal Research I, or coordinator approval.

REQUIRED TEXT AND MATERIALS: Please check with the KCKCC bookstore, http://www.kckccbookstore.com/, for the required texts for your particular class.

COURSE DESCRIPTION:
Real property and common types of real estate transactions will be examined. Students will study the preparation of deeds, contracts, leases, deeds of trust, and mortgages.

METHOD OF INSTRUCTION: A variety of instructional methods may be used depending on content area. These include but are not limited to: lecture, multimedia, cooperative/collaborative learning, labs and demonstrations, projects and presentations, speeches, debates, panels, conferencing, performances, and learning experiences outside the classroom. Methodology will be selected to best meet student needs.

COURSE OUTLINE:
I. Introduction to the Law of Real Property
II. Concurrent Ownership  
III. Surveys & Land Descriptions  
IV. Public Regulation & Encumbrances  
V. Easements & Licenses  
VI. Preparation of a Real Estate Contract  
VII. Deeds  
VIII. Financing Sources  
IX. Mortgage Forms/Provisions  
X. Title Examinations/Insurance  
XI. Closings  
XII. Condominiums & Cooperatives  
XIII. Leases  

EXPECTED LEARNER OUTCOMES:

A. The student will be able to demonstrate a basic understanding of the concept of ownership of real property and the legal characteristics of ownership.
B. The student will be able to explain the use of easements and licenses.
C. The student will be able to explain the responsibilities of buyers and sellers.
D. The student will be able to describe the sources of loans for real estate transactions.
E. The student will be able to explain the need for title examinations and title insurance.
F. The student will be able to distinguish condominium, cooperative and time-share concepts of property ownership.
G. The student will be able to explain the concepts involved in residential and commercial leases.

COURSE COMPETENCIES:

The student will be able to demonstrate a basic understanding of the concept of ownership of real property and the legal characteristics of ownership.

1. The students shall be able to distinguish between real and personal property.
2. The students shall be able to describe the legal concept of property ownership.
3. The students shall be able to identify modern estates of ownership for real property.
4. The students shall be able to explain adverse possession.
5. The students shall be able to explain the 4 types of concurrent ownership.
6. The students shall be able to identify the rights, duties & liabilities of common owners.
7. The students shall be able to differentiate between individual and community property.
8. The students shall be able to discuss 3 types of legal descriptions.
9. The students shall be able to prepare a legal description from a land survey.
10. The students shall be able to explain public restrictions on the use of real property.
11. The students shall be able to identify the various private encumbrances.

The student will be able to explain the use of easements and licenses.

12. The students shall be able to explain the uses of easements.
13. The students shall be able to identify the kinds of easements & their methods of creation and termination.
14. The students shall be able to explain the purpose of a license and distinguish it from an easement.

**The student will be able to explain the responsibilities of buyers and sellers.**

15. The students shall be able to explain the requirements of a valid real estate contract.
16. The students shall be able to identify the remedies for default of a real estate contract.
17. The students shall be able to distinguish the three types of real estate agency listing agreements.
18. The students shall be able to identify the type of deeds used in modern real estate practice.
19. The students shall be able to explain the basic requirements of a valid deed.

**The student will be able to describe the sources of loans for real estate transactions.**

20. The students shall be able to identify sources of mortgage loans.
21. The students shall be able to explain the difference between conventional and insured loans.
22. The students shall be able to explain the roles of the FHA and VA, Fannie Mae and Freddie Mac in real estate financing.
23. The students shall be able to prepare a promissory note & guaranty.
24. The students shall be able to explain the risks inherent in a second mortgage.
25. The students shall be able to identify the legal remedies available to the borrower and lender in default on a mortgage loan.
26. The students shall be able to identify the provisions in a residential and a commercial mortgage.
27. The students shall be able to explain the provisions of a construction loan agreement.

**The student will be able to explain the need for title examinations and title insurance.**

28. The students shall be able to explain the 3 types of recording statutes.
29. The students shall be able to discuss the procedures involved in a title examination.
30. The students shall be able to identify potential title problems and the solutions for them.
31. The students shall be able to explain the coverage provided by title insurance.
32. The students shall be able to identify title problems not insured by a title insurance policy.
33. The students shall be able to explain how to delete standard title insurance exceptions.

**The student will be able to explain the real estate closing process.**

34. The students shall be able to prepare a closing checklist for the purchaser and the seller.
35. The students shall be able to explain the procedures for closing a sale of real property and a mortgage loan.
36. The students shall be able to identify real estate loans that require a right of rescission.
37. The students shall be able to explain the purposes of procedure, protection and disclosure requirements.
38. The students shall be able to prepare affidavits, deeds, bills of sale, assignment of warranties, assignment of leases, and assignment of contracts.

**The student will be able to distinguish condominium, cooperative and time-share concepts of property ownership.**

39. The students shall be able to compare/contrast condominium and cooperative ownership.
40. The students shall be able to explain time-sharing form of ownership.
The student will be able to explain the concepts involved in residential and commercial leases.

41. The students shall be able to explain the key provisions of a commercial lease.
42. The students shall be able to define methods to compute rent under a lease.
43. The students shall be able to discuss landlord and tenant remedies for default.

ASSESSMENT OF LEARNER OUTCOMES:

Major Exams
Quizzes
Homework and class participation

GRADING: The grade for the course is based on total points possible using the following scale:

- 90-100% A
- 80-89 B
- 70-79 C
- 60-69 D
- Below 60 F

SPECIAL NOTES:
This syllabus is subject to change at the discretion of the instructor. Material included is intended to provide an outline of the course and rules that the instructor will adhere to in evaluating the student’s progress. However, this syllabus is not intended to be a legal contract. Questions regarding the syllabus are welcome any time.

Kansas City Kansas Community College is committed to an appreciation of diversity with respect for the differences among the diverse groups comprising our students, faculty, and staff that is free of bigotry and discrimination. Kansas City Kansas Community College is committed to providing a multicultural education and environment that reflects and respects diversity and that seeks to increase understanding.

Kansas City Kansas Community College offers equal educational opportunity to all students as well as serving as an equal opportunity employer for all personnel. Various laws, including Title IX of the Educational Amendments of 1972, require the college’s policy on non-discrimination be administered without regard to race, color, age, sex, religion, national origin, physical handicap, or veteran status and that such policy be made known.

Kansas City Kansas Community College complies with the Americans with Disabilities Act. If you need accommodations due to a documented disability, please contact Director of Academic Resource Center, in Room 3354 or call (913) 288-7670.
Learning Outcomes
Discipline knowledge and content mastery is expected of all graduates. More specifically, KCKCC is committed to the Learning Outcomes listed below. We believe that competence in the Learning Outcomes is essential for the success of graduates and will enhance their ability to become contributing members of our increasingly complex world. These areas of knowledge and skills are equally valid for all KCKCC graduates, whether they transfer to a four-year college or pursue a career after leaving college.

General Education Learning Outcomes

Communication Learning Outcomes
The learner will have the ability to express, interpret, and modify ideas/information effectively (both written and oral), including but not limited to reading text accurately and correctly; writing with a clear purpose and effective organization; speaking effectively using appropriate styles that suit the message, purpose, and content; and employing active listening techniques.

Computation Learning Outcomes
The learner will have the ability to understand and apply mathematical concepts and reasoning using numerical data.

Critical Reasoning Learning Outcomes
The learner will understand inductive and deductive reasoning and have the ability to define problems and use data (qualitative and quantitative) to make complex decisions utilizing analysis, synthesis, and evaluation skills.

Technology and Information Management Learning Outcomes
The learner will have the ability to define, collect, organize, analyze, and evaluate information from a variety of sources. The learner will also have the ability to understand basic technology concepts and functionality in order to use technology as a tool to locate and retrieve information.

Community and Civil Responsibility Learning Outcomes
The learner will demonstrate knowledge, awareness, and understanding of diverse ideas, values, and perspectives of a culturally diverse world; an understanding of the ethical issues and values that are prerequisites for making sound judgments and decisions; a recognition of the obligation to become actively involved as a contributing member of the community; and a sensitivity to the awareness of aesthetic expression.

Personal and interpersonal Skills Learning Outcomes
The learner will have the ability to work cooperatively and productively with others; to understand and evaluate his/her capabilities; to manage his/her personal growth by setting realistic and appropriate goals.
SOCIAL AND BEHAVIORAL SCIENCES
STUDENT SUCCESS STRATEGIES

Know your teacher’s name.

Turn off your electronic devices in class/make paying attention to the work of the class your only concern.

Miss class only when you cannot attend/acquire missed information and materials ASAP.

Know your syllabus.

Know the attendance policy.

Know the requirements for tests and assignments.

Know information about final exam and make-up exams.

Know instructor’s position on use of Wikipedia or other online sources.

Know the instructor’s preferred writing style (APA, MLA, etc.).

Always know your grade.

Contact your teacher ASAP with concerns or questions.

Know the benefits of the academic resource center.

Know if your course has a practicum, service learning component, or other exception.

Use an academic planner.

Know the course withdrawal policy.

Know your instructor’s office hours and make appointments when necessary.

Know the school’s scholastic honesty policy.

Be familiar with the course learning objectives, course competencies, and the college’s 21st century learning outcomes for general education.