

Real Property Law
PLS 345 – 3 credits
Doane University – Summer Term
May 23, 2018 to July 18, 2018

Course Description:

An examination of the acquisition, ownership, regulation, and disposition of real property. Students learn 1) the basic concepts in the law of real property; 2) how to draft real property descriptions and sales agreements; 3) the various techniques for financing, and 4) the processes for closing and settlement.

Location and Times: Doane University – Lincoln Wednesday, 6:00 pm to 10:00 pm

Instructor: **Jason W. Hayes, J.D., Adjunct Professor**
Cell: (402) 304-9414
E-mail: jason.hayes@doane.edu
(Student may expect a response within 72 hours)

Textbook Materials:

Required: Neal R. Bevans, *Real Estate and Property Law for Paralegals*,
Wolters Kluwer (4th Ed. 2016). ISBN: 978-1-4548-5218-6

Course Objectives:

After completing the course instruction, the student should have a heightened awareness of the component parts and processes of Real Property Law. This awareness will be achieved by mastering the following areas contained within the course material:

1. The basic concepts in the law of real property;
2. How to draft real property descriptions and sales agreements;
3. The various techniques for financing; and,
4. the processes for closing and settlement.

Assessment of Student Performance and Grading:

Students will be able to obtain a total of 300 points from assignments, discussions and examinations conducted during the course. The number of points that a student will be able to earn, is as follows:

Final Examination	200 points
Real Property Assignment	100 points

Summary of Examinations and Assignments:

Final Examination: The exam will consist of essays and short answer questions that will cover the entire content of the course. The exam will be a take home test.

Real Property Law Assignment: The student will choose a topic and write a paper regarding a specific area of real property law that he or she finds of interest. The topic should encompass an area of real property law regarding substantive content, and should include case law and statutory materials as reference sources. (Paper should be no greater than 5 pages).

Course Policies:

Attendance:

Student attendance at all class meetings is expected. If a student will be unable to attend a class meeting, it is the responsibility of the student to notify the instructor and perform any necessary makeup or additional assignments given to the student by the instructor. Students should obtain class notes from a fellow classmate, and the absent student is responsible for all material covered on the day of the absence. Two or more unexcused absences may result in a failing grade.

Grading Scale:

The grading scale is based on a nine-point, A, B, C, D, F scale, as follows:

A+	100 – 96	B	84 – 80	D+	69 – 65
A	95 – 90	C+	79 – 75	D	64 – 60
B+	89 – 85	C	74 – 70	F	59 – below

Late Assignments:

Assignments that are turned in late during the duration of the course are downgraded by one letter grade. For each additional week the assignment is late, an additional letter grade is reduced off the original score given. All assignments must be completed and handed in by July 18, 2018 to receive any credit. The federal requirement states that students must complete 75% of the course work in order to receive an incomplete grade. If students fall more than two weeks behind, they cannot meet this requirement.

Academic Integrity:

Doane University expects and requires all its students to act with honesty and integrity, and respect the rights of others in carrying out all academic assignments. Academic dishonesty, the act of knowingly and willingly attempting or assisting others to gain academic success by dishonest means, is manifested in various measures, such as cheating, fabrication, facilitating academic dishonesty, and plagiarism.

Format of Writings:

All assignments should be typed, double spaced, with one-inch margins, and using a font no larger than 12 pt. in Times New Roman, Arial or Courier. If you have any questions regarding this requirement, please contact your instructor.

Study Time:

The course requires students to spend time outside of class preparing and completing assignments. The actual time for study varies depending on students' backgrounds. For most college classes, students could expect to spend approximately twelve hours a week preparing for and actively participating in an eight-week, three credit hour course.

Academic Support:

The Academic Support Center (ASC) located in room 204 of the Fred Brown Building offers academic support in the areas of time management, study strategies, note taking, test taking, math, reading, and writing. Free tutoring and free one-on-one meetings are available to provide assistance in these areas. Additionally, free proofreading of final drafts of papers is

available 24/7. To sign up for the proofreading service or to make a tutor or one-on-one appointment, email the director at: terese.francis@doane.edu.

Credit Hours:

The Higher Learning Commission's definition of a credit hour can be accessed at this link: <https://www.hlcommission.org/Policies/assignment-of-credits.html> Federal Credit Hour Definition: A credit hour is an amount of work represented in intended learning outcomes and verified by evidence of student achievement that is an institutionally-established equivalency that reasonably approximates not less than: (1) one hour of classroom or direct faculty instruction and a minimum of two hours of out-of-class student work each week for approximately fifteen weeks for one semester or trimester hour of credit, or ten to twelve weeks for one quarter hour of credit, or the equivalent amount of work over a different amount of time; or (2) at least an equivalent amount of work as required in paragraph (1) of this definition for other activities as established by an institution, including laboratory work, internships, practica, studio work, and other academic work leading toward to the award of credit hours. 34CFR 600.2 (11/1/2010).

Course Schedule and Readings:

May 23	Chapter 1	An Introduction to Real Estate
	Chapter 2	Estates in Real Property
May 30	Chapter 3	Property Description and Boundaries
	Chapter 4	Transferring Title in Real Estate
	<i>Pick Real Property Assignment topic</i>	
June 6	Chapter 5	Rights Associated with Real Estate
	Chapter 6	Real Estate Contracts
June 13	Chapter 7	Landlord and Tenant Law
	Chapter 8	Real Estate Deeds
June 20	Chapter 9	Mortgages and Financing the Purchase of Real Estate
	Chapter 10	Public and Private Restrictions on the Use of Land
June 27	Chapter 12	Title Insurance and Title Examinations
	Chapter 13	The Closing
July 4	No Class	
July 11	<i>Real Property Assignment Due</i>	
	Chapter 14	Taxation Issues in Real Property
	<i>Final Exam Handed Out</i>	
July 18	<i>Final Exam Due</i>	
	No Class	