

PELLISSIPPI STATE TECHNICAL COMMUNITY COLLEGE
MASTER SYLLABUS

PROPERTY LAW
LAW 2030

Class Hours: 3.0

Credit Hours: 3.0

Laboratory Hours: 0.0

**Date Revised: Spring
00**

Catalog Course Description:

A study of real estate transactions and conveyances, including deeds, contracts, leases, deeds of trust and zoning. Drafting and recording of real estate documents and search of public documents. An introduction to property law, personal property issues and bailment.

Entry Level Standards:

College-level competencies in logic, reading, and English are required.

Prerequisites:

LAW 1000, 1005

Corequisite:

LAW 1040

Textbook(s) and Other Reference Materials Basic to the Course:

Hinkel, Daniel F., *Essentials of Practical Real Estate Law*, 2d. (West, 1998).

I. Week/Unit/Topic Basis:

Week	Topic
1	Introduction to Law of Real Property
2	Concurrent Ownership
3	Encumbrances, Easements, and Licenses
4	Contracts
5	Deeds
6	Deeds (cont.)
7	Legal Aspects of Real Estate Finance
8	Legal Aspects of Real Estate Finance (cont.)
9	Title Examinations
10	Title Examinations (cont)

11	Title Insurance
12	Real Estate Closings
13	Real Estate Closings (cont.)
14	Real Estate Closings (cont.)
15	Condominiums and Cooperatives
16	Final Examination

II. Course Objectives*:

- A. Demonstrate a complete and thorough understanding of legal ethics. I, III, V
- B. Understand the legal concept of property ownership and recognize the importance of title examinations. I, II, IV
- C. Distinguish between real and personal property and identify the estates of ownership for real property. I, II, III, IV
- D. Understand and be able to explain the legal concept of adverse possession. I, II
- E. Distinguish and explain the four types of concurrent ownership. I, II, III
- F. Understand the public restrictions on the use of real property such as zoning, building codes, eminent domain, and subdivision restrictions. I, II, III, IV, V
- G. Understand the uses of an easement and identify their methods of creation and termination I, II, III, IV
- H. Explain the requirements of a valid real estate contract. I, II, IV
- I. Identify and understand the types of deeds and recognize the importance of title examinations. I, II, III, IV, V
- J. Explain the three types of recording statutes. I, II, III, IV
- K. Identify and analyze the different forms of real estate financing, and the default and foreclosure process. I, II, III, IV, V

*Roman numerals after course objectives reference goals of the Business and Computer Technologies department.

III. Instructional Processes*:

Students will:

1. Practice elements of the work ethic such as professionalism, preparedness, punctuality, honesty, cooperation, dependability, contribution, effectiveness, good manners, etc. *Personal Development Outcome, Cultural Diversity and Social Development Outcome, Transitional Strategy*
2. Refine their reading skills and expand their legal vocabularies through completion of weekly guided reading exercises that allows them to communicate more effectively with lawyers and legal professionals. *Communication Outcome, Transitional Strategy*

3. Strengthen analytical skills by locating court cases and statutes in the Educational Resource Center and on Westlaw to determine the application of the rules of law to specific facts. *Information Literacy Outcome, Problem Solving and Decision Making Outcome, Technological Literacy Outcome, Transitional Strategy, Active Learning Strategy*
4. Examine ethical issues related to legal representation, unauthorized practice of law, confidentiality, duty of legal professional to provide legal services, etc. *Cultural Diversity and Social Adaptation Outcome, Transitional Strategy, Active Learning Strategy*
5. Listen to guest speakers from the legal community to learn the demands for legal assistants who possess basic knowledge of legal topics in the work world. *Personal Development Outcome, Problem Solving and Decision Making Outcome, Transitional Strategy*
6. Develop investigative skills using the Internet, library, and governmental agency resources to find relevant information. *Problem Solving and Decision Making Outcome, Information Literacy Outcome, Technological Literacy Outcome, Transitional Strategy, Active Learning Strategy*

*Strategies and outcomes listed after instructional processes reference Pellissippi State's goals for strengthening general education knowledge and skills, connecting coursework to experiences beyond the classroom, and encouraging students to take active and responsible roles in the educational process.

IV. Expectations for Student Performance*:

Upon successful completion of this course, the student should be able to:

1. Draft contracts, leases, deeds, and mortgage documents. A, B, D, F, J, K
2. Prepare closing documents, including settlement sheets. A, B, D, F, G, H, K
3. Assist buyer or seller with transfer of property. A, B, C, F, J, K
4. Conduct a title search. B, D, F, G, H, K
5. Prepare for and conduct a real estate closing. C, D, J, K
6. Process notices and documents for mortgage foreclosures. K
7. Record instruments affecting title. C, D, G, H, J, K
8. Process notices and documents for a tenant eviction. A, B, C
9. Prepare an application for a zoning variance. G, H
10. Prepare a draft of a residential or simple commercial lease. G, H
11. Read a property survey and convert it into metes and bounds. K

*Letters after performance expectations reference the course objectives listed above.

V. Evaluation:

A. Testing Procedures: 50% of grade

There will be three tests plus a cumulative final examination with both short answer and objective questions.

B. Laboratory Expectations: 15% of grade

Students will work in small groups to research an assigned topic, and make a class presentation on that topic.

C. Field Work: 35% of grade

Students will complete several out-of-class skills projects. These may include:

Legal writing exercises	Drafting real estate contract
Drafting lease	Drafting deed
Drafting mortgage documents	Preparing closing documents
Conducting a title search	Attending a real estate closing
Drafting notices and documents for mortgage foreclosure	
Preparing notices and documents for tenant eviction	
Reading a property survey and converting it into metes and bounds	

D. Other Evaluation Methods:

All tests and papers will be graded for spelling and English usage in addition to content and format. Students are partially evaluated on the basis of in-class projects requiring use of the stated skills. Class participation is important and will be considered in the final grade. Any student encountering academic difficulty during the term is strongly encouraged to meet with the instructor to discuss options and solutions.

E. Grading Scale:

A	93-100
B+	88- 92
B	83- 87
C+	78- 82
C	73- 77
D	65- 72
F	64 and below

VI. Policies:

A. Attendance Policy:

Pellissippi State Technical Community College expects students to attend all scheduled instructional activities. As a minimum, students in all courses must be present for at least 75 percent of their scheduled class and laboratory meetings in order to receive credit for the course.

B. Academic Dishonesty:

Cheating of any type will not be tolerated and will become an automatic zero on that paper or test. Repetition of cheating will result in an "F" for the final grade.

C. Other Policies:

Late papers will not be accepted. No make-up tests will be given unless the instructor has been notified and excused the student's absence.