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| **PROFESSOR:**        | **PHONE NUMBER:**        |
| **OFFICE LOCATION:**        | **E-MAIL:**        |
| **OFFICE HOURS:**        | **SEMESTER:**        |

1. **COURSE NUMBER AND TITLE, CATALOG DESCRIPTION, CREDITS:**

**PLA 2610 REAL ESTATE LAW AND PROPERTY (3 CREDITS)**

This course provides a study of ownership, title issues, legal descriptions, real estate contracts, real estate transfers and transactions, real estate closings, and ethical considerations.

1. **PREREQUISITES FOR THIS COURSE:**

ENC 1101 (MINIMUM GRADE OF “C”) OR EQUIVALENT

**CO-REQUISITES FOR THIS COURSE:**

None

1. **GENERAL COURSE INFORMATION:** Topic Outline.

• The Role of the Paralegal in Residential and Commercial Real Estate Transactions

• Introduction to the Law of Real Property

• Types of Ownership and Limitations on Ownership

• Condominium Law in Florida

• Surveys and Land Descriptions

• Real Estate Contracts

• Deeds: Purposes and Preparation

• Mortgages

• Title Examination, Title Insurance, Title Defects

• Real Estate Closings

• Ethical Considerations in Real Property Transactions

• Landlord – Tenant Law

1. **All courses at Florida SouthWestern State College contribute to the general education program by meeting one or more of the following general education competencies:**

**C**ommunicate clearly in a variety of modes and media.

**R**esearch and examine academic and non-academic information, resources, and evidence.

**E**valuate and utilize mathematical principles, technology, scientific and quantitative data.

**A**nalyze and create individual and collaborative works of art, literature, and performance.

**T**hink critically about questions to yield meaning and value.

**I**nvestigate and engage in the transdisciplinary applications of research, learning, and knowledge.

**V**isualize and engage the world from different historical, social, religious, and cultural approaches.

**E**ngage meanings of active citizenship in one’s community, nation, and the world.

**A.**  **General Education Competencies and Course Outcomes**

1. Listed here are the course outcomes/objectives assessed in this course which play an integral part in contributing to the student’s general education along with the general education competency it supports.

 General Education Competency: **Research**

 Course Outcomes or Objectives Supporting the General Education Competency Selected:

* 05.05 Describe and prepare real property deeds.

**2.  Listed here are the course outcomes/objectives assessed in this course which play a *supplemental* role in contributing to the student’s general education along with the general education competency it supports.**

General Education Competency: **Evaluate**

 Course Outcomes or Objectives Supporting the General Education Competency Selected:

* 05.11 Describe and prepare a variety of real property documents such as a lease, a promissory note, an option contract, an agreement for deed or a mortgage.

**B.** **Other Course Objectives/Standards**

* 05.0 Demonstrate knowledge of real property law and its application to real property transactions (Program Outcome) The student will be able to:
* 05.01 Define a variety of terms associated with real estate transactions.
* 05.02 Discuss real property concepts to include, but not limited to, the types of estates that can be conveyed under Florida Law.
* 05.03 Contrast the basic responsibilities of the lawyer and the real estate broker in the conveyance of real property, from the sales or option contract to the recording of the deed.
* 05.04 Describe the basic requirements of, and prepare, a contract for sale of real property.
* 05.06 Discuss the purpose of title insurance, a title search, and how the “search” is made.
* 05.07 Explain how “recording” is accomplished and the importance of recording a deed, mortgage, or other real estate documents.
* 05.08 List and explain the most common forms of limitations on real property use such as covenants, easements, zoning laws, and land use regulations.
* 05.09 Briefly explain the various encumbrances that can be placed against real property.
* 05.10 Describe, plan and execute the steps and procedures in a typical real estate closing.
* 05.12 Distinguish personal property from real property.
1. **DISTRICT-WIDE POLICIES:**

**Programs for Students with Disabilities**

Florida SouthWestern State College, in accordance with the Americans with Disabilities Act and the College’s guiding principles, offers students with documented disabilities programs to equalize access to the educational process. Students needing to request an accommodation in this class due to a disability, or who suspect that their academic performance is affected by a disability should contact the Office of Adaptive Services at the nearest campus. The office locations and telephone numbers for the Office of Adaptive Services at each campus can be found at <http://www.fsw.edu/adaptiveservices>.

**REPORTING TITLE IX VIOLATIONS**

Florida SouthWestern State College, in accordance with Title IX and the Violence Against Women Act, has established a set of procedures for reporting and investigating Title IX violations including sexual misconduct.  Students who need to report an incident or need to receive support regarding an incident should contact the Equity Officer at equity@fsw.edu.  Incoming students are encouraged to participate in the Sexual Violence Prevention training offered online.  Additional information and resources can be found on the College’s website at <http://www.fsw.edu/sexualassault>.

1. **REQUIREMENTS FOR THE STUDENTS:**

List specific course assessments such as class participation, tests, homework assignments, make-up procedures, etc.

1. **ATTENDANCE POLICY:**

The professor’s specific policy concerning absence. (The College policy on attendance is in the Catalog, and defers to the professor.)

1. **GRADING POLICY:**

Include numerical ranges for letter grades; the following is a range commonly used by many faculty:

90 - 100 = A

80 - 89 = B

70 - 79 = C

60 - 69 = D

Below 60 = F

(Note: The “incomplete” grade [“I”] should be given only when unusual circumstances warrant. An “incomplete” is not a substitute for a “D,” “F,” or “W.” Refer to the policy on “incomplete grades.)

1. **REQUIRED COURSE MATERIALS:**

(In correct bibliographic format.)

1. **RESERVED MATERIALS FOR THE COURSE:**

Other special learning resources.

1. **CLASS SCHEDULE:**

This section includes assignments for each class meeting or unit, along with scheduled Library activities and other scheduled support, including scheduled tests.

1. **ANY OTHER INFORMATION OR CLASS PROCEDURES OR POLICIES:**

(Which would be useful to the students in the class.)