

*University of Houston
C.T. Bauer College of Business
Real Estate Program*

Essentials of Real Estate Principles

Room ___, Melcher Hall
Monday, 6:00 pm to 10:00 pm

Instructor: Charles Jacobus, JD, DREI, CREI
Phone Number: 713-839-8800
Office Hours: By appointment
E-Mail: jacobusbellaire@aol.com
Blackboard: http://www.uh.edu/blackboard/learn_index.html

Course Objectives

This course is designed to provide students with an overview of theories and principles in real estate. To achieve this objective, you will fully participate in class and complete all online assignments.

This course qualifies for 4 college credit hours and meets the requirements for the Real Estate Principles curricula established by the Texas Real Estate License Act.

Textbook

Students can purchase the textbook from the bookstore.

Texas Real Estate, 12th Edition (2014), Oncourse Learning- ISBN-13: 978-1-62980-001-1.

The textbook is required. Please bring it to each class.

Classroom Rules

No laptops or any other electronic communication devices will be permitted in the classroom. If you break this rule, a student may be asked to leave the class. If asked to leave at any point during the class, NO credit will be given for attendance or participation, no exceptions.

Accommodations for Students with Disabilities

The C.T. Bauer College Business would like to help students who have disabilities achieve their highest potential. To this end, in order to receive academic accommodations, students must register with the Center for Students with Disabilities (CSD) (telephone 713-743-5400), and present approved accommodation documentation to their instructors in a timely manner.

PeopleSoft

The University of Houston's PeopleSoft system will be an important communication link for this class. I may use this system to send class-wide and individual e-mails and post grades. Please be sure your e-mail address is updated.

Blackboard Learn

Blackboard Learn will be used in this class as a course management tool to post announcements, the course syllabus and journal entries. All assignments for the course will be submitted through *Assignments*.

To access Blackboard for this class, you will need your Cougar Net ID to login. Make sure your Cougar Net account is active and that you are able to log in with it. To test, you can log in at <https://accessuh.uh.edu/login.php>. If you need to reset your password you can do so online at http://www.uh.edu/infotech/php/template.php?account_id=57.

If your account has become inactive due to non-use, you can activate it by calling 713-743-1411. If you have questions about Blackboard Learn or need technical assistance, you can click on the “get help” link on the Blackboard website, or call the help-line at 713-743-1411 (M-F 8am-8pm).

Course Requirements Your course grade is based on 100 points distributed as explained below.

Attendance: (20 points)

Class participation is expected. Grades are adjusted according to student participation.

Assignments: (20 points)

Please see the schedule for the 3 assignments. Each assignment is worth 5 points. Assignment topics may change. Below is the preliminary topic schedule.

1. Metes & Bounds description
2. Case Study: Ownership
3. Case Study: Recording Act

Exams: (30 points)

Each exam is worth 15 points. Exams are multiple choice and completed in class on the dates listed in the schedule below. If you arrive late to class, you will be given the remaining time and no extra time to complete the exam. Please come to class on time. If you are absent for the exam, you will receive no credit.

Term Paper: (30 points)

You are required to write an 8-10 page research paper inspired by topics and discussion encountered in early part of the course. Research papers must be typed, double-spaced and include a minimum of 8 references. The types of references will vary depending upon your topic and can include books, journal/magazine articles, scholarly publications, legal references, and internet sources.

Please submit your topic to the professor no later than **Monday, October 20th** for approval. Term papers must be type written. If they are submitted as Microsoft Word files, with the professor’s permission, if they are in a format that cannot be opened the student will receive a 0 (no exceptions). It is the student’s responsibility to ensure that the document was received and can be opened.

Research papers are due on **Monday, December 1st**. The paper must be submitted as instructed by the professor.

All submissions should be free of spelling and grammar errors, well organized, and easy to follow. Please prepare all writing assignment in a word processing program. Before posting to forums or other electronic mediums, prepare the draft with a word processing program (double spaced, 12 point font with one inch margins). All documents must comply with formatting in accordance with MLA or APA guidelines presented in the respective style guide. Feel free to use either style guide. It is good practice to stick to one guide through the semester.

The UH Writing Center is available to provide assistance with writing.

<http://www.bauer.uh.edu/faculty/teachingresourcesdocs/UH%20Writing%20Center%20faculty%20resources.pdf>

Academic Honesty

The University of Houston Academic Honesty Policy is strictly enforced by the C.T. Bauer College of Business. No violations of this policy will be tolerated in this course. A discussion of the policy is included in the University of Houston Student Handbook which can be found at <http://www.uh.edu/academics/catalog/policies/academ-reg/academic-honesty/>. Students are expected to be familiar with this policy.

Students are expected to produce original work in the course. Previous course-work from other classes cannot be submitted for credit in this course for any class assignment or project. At the instructor’s discretion, work will be submitted to Turn It In.

Assignment of Grades

Grades in this course will be based upon the total number of points you earn during the semester. The following distribution for the assignment of grades is strictly enforced.

A	95-100	C+	77-79
A-	90-94	C	74-76
B+	87-89	C-	70-73
B	84-86	D	60-69
B-	80-83	F	0-59

Course Schedule

DATES	ASSIGNMENTS DUE
MON 8/25	Introduction to Real Estate (1) Nature and Description of Real Estate (2) <i>Assignment #1: Land Description Activity</i>
MON 9/1	Labor Day Holiday
MON 9/8	Rights and Interests in Land (3) Forms of Ownership (4) <i>Assignment #2: Case Study</i>
MON 9/15	Issues in Home Ownership (5) Condominiums, Cooperatives, PUDs and Timeshares (6) <i>Assignment #3: Case Study</i>
MON 9/22	Contract Law (7) Texas Real Estate Sales Contracts (8)
MON 9/29	Licensing Laws and Professional Affiliation (9)
MON 10/06	Principal-Broker Relationship: Employment (10) Principal-Broker Relationship: Agency (11)
MON 10/15	EXAM Fair Housing, ADA, Equal Credit, and CRA (12) Transferring Title (13)
MON 10/20	Recordation (14) Mortgage Theory and Law (15) <i>Research paper topic due</i>

MON	10/27	Lending Practices (16) Sources of Financing (17)
MON	11/03	Types of Financing (18) The Loan and the Consumer (19) <i>Guest Speaker (Valuation)</i>
MON	11/10	Real Estate Leases (20) Real Estate Appraisal (21)
MON	11/17	Real Estate Appraisal (21) Title Closing and Escrow (22)
MON	11/24	Thanksgiving Break (No Class)
MON	12/01	Land-Use Control (23) <i>Research paper due with presentations</i>
MON	12/08	Investing in Real Estate (24) Specialization (25) <i>Guest Speaker (Investment)</i>
MON	12/15	FINAL EXAM

Subject to change