

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

Essentials of Real Estate Principles

Room 120, 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, 11th Edition (2012), Oncourse Learning- ISBN-13: 978-1-111-42695-8.

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 4 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
4. Secondary Market Activity and Presentation

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 19th** 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, November 30th**. 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 8/24	Introduction to Real Estate (1) Nature and Description of Real Estate (2) <i>Assignment #1: Land Description Activity</i>
MON 8/30	Rights and Interests in Land (3) Ownership (4) <i>Assignment #2: Case Study</i>
MON 9/7	Labor Day/Martin Luther King Holiday
MON 9/14	Transferring Title (5) Recordation (6) <i>Assignment #3: Case Study</i>
MON 9/21	Contracts (7) Texas Contract Forms (8)
MON 9/28	Texas Mortgage Theory and Law (9)
MON 10/05	Lending Practices (10) Loan and Consumer (11) <i>Assignment #4: Secondary Market Activity Assignment</i>
MON 10/12	EXAM Sources of Financing (12) <i>Assignment #4: Secondary Market Activity Presentations</i>

MON	10/19	Types of Financing (13) Taxes and Assessment (14) <i>Research paper topic due</i> <i>Guest Speaker (Real Estate Taxes)</i>
MON	10/26	Title Closing and Escrow (15) Leases, Landlord/Tenant Relationships (16)
MON	11/02	Appraisal and Appraiser Requirements (17) Texas Real Estate License Law (18) <i>Guest Speaker (Valuation)</i>
MON	11/09	Principal/Broker Relationships (19)
MON	11/16	Agency (20)
MON	11/23	Thanksgiving Break (No Class)
MON	11/30	Fair Housing, ECOA and ADA Requirements (21) Condominiums and Co-ops (22) <i>Research paper due</i>
MON	12/07	Land Use Control (23) Investing in Real Estate (24) <i>Guest Speaker(Investment)</i>
MON	12/14	FINAL EXAM

Subject to change