

**UNIVERSITY OF HOUSTON BAUER COLLEGE OF BUSINESS**  
**Real Estate Law**  
**FINA 7397**  
**Rm TBD**

**SPRING 2015**  
**Thursday 6:00 – 9:00 p.m.**

**Professor: Charles J. Jacobus 713.839.8800**  
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**Text: *Texas Real Estate Law, 11<sup>th</sup> Edition***

This course will focus on the practical aspects of real estate law and give the student a basic understanding as to the real estate law issues which regularly confront real estate practitioners and to teach analytical thinking of legal problems.

COURSE OBJECTIVES: The purpose of the course is not to make you lawyers, but to help you:

1. Analyze both sides of issues confronted by real estate practitioners.
2. Discuss and present resolutions to legal issues.
3. Define legal concepts.
4. Explain and define legal terms.
5. Understand the dynamics of legal issues.

To achieve this objective you will fully participate in class and complete all assignments.

**NO LAPTOPS OR ANY OTHER ELECTRONIC COMMUNICATION DEVICES WILL BE ALLOWED IN CLASS.**

ATTENDANCE: No more than four absences will be allowed during the semester. The student will receive an automatic drop from the course.

CLASS PARTICIPATION: Class participation is encouraged and student's overall grade may be adjusted up or down depending on the level of class participation, or lack thereof. Students need to be prepared to discuss and respond to the cases presented at the end of each chapter in the text. There are two sides to every case. You should be able to analyze the reasoning of each side.

ACCOMMODATIONS FOR STUDENTS WITH DISABILITIES: The CT Bauer College of 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 instructor in a timely manner.

PEOPLESOFT: The University of Houston's PeopleSoft system will be an important communications link for this class. I may use this system to send class-wide and individual email and post grades. Please be sure your email address is current.

BLACKBOARD LEARN: Blackboard Learn will be used in this class as a course management tool to post announcements, and post 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 log in. 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/templent.php?accountid=57>.

If your account has become inactive due to non-use, you can activate by calling 713.743.1411. If you have questions about Blackboard Learn or need technical assistance, you can click on a "Get Help" link on the Blackboard website, or call the helpline at 713.743.1411 (m-f 8:00am-8pm).

GRADING: Your grade will be determined by three examinations which will be take-home examinations, which will encourage you to research your text and other materials. You are free to discuss all the questions with other students or anyone you wish. Your grades will be determined solely on the basis of those examination scores. Any student will have the ability to earn additional credits if they choose to do additional research topics.

TEXTBOOK: Students can purchase the textbook from the book store, *Texas Real Estate Law*, 11<sup>th</sup> Edition 2013 ISBN: 978-1-133-43507-5. Buy it *before* class begins. The textbook is required. Please bring it to each class. There are discussion questions at the end of each chapter which we will use for active class participation.

#### HONOR CODE:

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.

TOPICS will be covered in the following order:

1. January 22 (a) Introduction of Real Estate Law  
(b) Estates in Land – Freehold Estates
2. January 29 (a) Estates in Land – Statutory Estates  
(b) Estates in Land – Statutory Estates
3. February 5 (a) Legal Descriptions  
(b) How Ownership is Held
4. February 12 (a) How Ownership is Held  
(b) Fixtures and Easements
5. February 19 Real Estate Brokerage  
EXAM 1
6. February 26 Agency
7. March 5 Contracts
8. March 12 (a) Voluntary Conveyances  
(b) Involuntary Conveyances
9. March 19 SPRING BREAK
10. March 26 (a) Recordation  
(b) Mortgages and Notes
11. April 2 (a) Interest and Finance Charge  
(b) Methods of Title Assurance  
EXAM 2
12. April 9 Exam 2 Review  
Closings
13. April 16 (a) Liens  
(b) Landlord and Tenant Relationships
14. April 23 (a) Landlord and Tenant Relationships  
(b) Condos and Co-ops
15. April 30 (a) Regulation of Real Estate  
(b) Real Estate Taxation
16. May 14 FINAL EXAM (5pm-8pm)