1. Course Description:

- **Introduction to Real Property:** An exploration of “what is real property”, the rights and interests associated with ownership and use of real property, and the relationship of the rights and interests of real property to other areas of the law. (2-3 hours)

- **Study of the Contracts for the Sale and Purchase of Real Property, Duties of Buyer and Seller, Disclosure Requirements, and Brokerage Relationships:** A detailed study of the contracts customarily used in a transaction involving the sale and purchase of real property, the obligations upon the Buyer and Seller, and the requirements of disclosure imposed upon the Seller. The study shall include the obligations of the real estate broker, the inspection services, and the lawyers involved with the transaction. (10-12 hours)

- **Study of Deeds, Legal Descriptions, Titles, Transfer of Ownership, and the Closing:** A detailed study of the issues associated with the transfer of ownership of real property. The study will include (a) the types of deeds used for the transfer of ownership, and the legal issues arising from forgeries, failures of delivery, and undue influence, (b) the various forms of legal descriptions used to describe real property, the history and use of the various forms of legal descriptions, the problems associated with the use of legal descriptions to define the boundaries of real property, and the unique problems associated with water boundaries in Florida, (c) the problems associated with the use of public records to define ownership of real property and the application of the legal concept of priority, and (d) the Closing process, the forms used, and the Settlement Statement. (22-24 hours)

- **Review of the Rules Regulating the Practice of Law:** A study of the ethical obligations of the attorney in a transaction involving the sale and purchase of real property, including a review of the Rules Regulating the Florida Bar and Florida Bar Ethics Opinions and the issues arising from transactions involving foreign nationals and the use of a language other than English in the transaction. (3-4 hours)


3. Class Preparation: Students shall prepare for class by reading the assigned pages from the text and by reviewing additional materials provided on TWEN. Students are responsible for determining the preparation needed for each class. Students may request clarification of the assignment required for the next day’s class.
4. **Class Participation and Attendance:** There will be assigned seating and students will be selected to participate during the class discussion. Students are encouraged to participate during class discussion and class participation will be considered for the purpose of increasing a student’s final grade. Students who have more than six absences will be referred to Student Affairs. Requirements for class attendance, assignments, and other work in this course are consistent with university policies that can be found in the online catalog at: [https://catalog.ufl.edu/ugrad/current/regulations/info/attendance.aspx](https://catalog.ufl.edu/ugrad/current/regulations/info/attendance.aspx).

5. **Grading and Final Examination:** A student’s grade will be based upon the student’s final exam score and class participation. The mean grade for the Class is estimated to be between 3.15 and 3.25. The final exam will be an assortment of Multiple Choice and/or True/False questions and/or questions requiring short essay answers and/or long essay answers. Regardless of format, the exam will be *closed book*, and the use of computers and *ExamSoft* will be required. The exam questions will be based upon the class discussions (even if not included within the text), the text, and the materials and outlines provided as part of the class work. Accordingly, class attendance is encouraged to assure the student has been provided instruction of all subjects and issued tested within the exam. Requirements for the class examination are consistent with university policies that can be found in the online catalog: [https://catalog.ufl.edu/ugrad/current/regulations/info/exams.aspx](https://catalog.ufl.edu/ugrad/current/regulations/info/exams.aspx).

6. **Office Hours:** Office Hours will be immediately before and after each class, by appointment, and upon request.

7. **Student’s Course Evaluation:** Students are expected to provide feedback on the quality of instruction in this course based on 10 criteria. These evaluations are conducted online at: [https://evaluations.ufl.edu](https://evaluations.ufl.edu). Evaluations are typically open during the last two or three weeks of class.

8. **Student Honor Code:** Requirements for the student’s conduct and for the student’s compliance with the Student Honor Code are consistent with university policies that can be found in the online catalog at: [http://www.dso.ufl.edu/sccr](http://www.dso.ufl.edu/sccr). The Student Honor Code can be found in the online catalog: [http://www.dso.ufl.edu/sccr/process/student-conduct-honor-code/](http://www.dso.ufl.edu/sccr/process/student-conduct-honor-code/). Students are obligated to report any condition that facilitates academic misconduct to appropriate personnel. If you have any questions or concerns, please consult with the Instructor or with the Dean of Students Office.

9. **Computers and Cell Phone Use:** Please no social networking during class. Please do not use your cell phone during class. While you may use your computer during class, please do not use it for anything other than taking notes during class.

10. **Student Accommodations:** Students requesting classroom accommodation must first register with the Dean of Students Office. The Dean of Students Office will provide documentation to the student who must then provide this documentation to the Instructor when requesting accommodation.

11. **Counseling and Wellness Services:** Phone numbers and contact sites for university counseling services and mental health services: [www.counseling.ufl.edu/cwc](http://www.counseling.ufl.edu/cwc) or (352)392-1575; University Police Department (352)392-1111 or 9-1-1 for emergencies.