

**SPRING 2020 CLASS SYLLABUS  
REAL ESTATE TRANSACTIONS  
LAW 6930 – SECTION 03B9 – CLASS 15622**

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**Mon. & Tues. 5:00 PM - 6:25 PM  
Room 355C**

**1. COURSE OBJECTIVES AND GOALS:**

The course will study the real estate sale and purchase transaction and will include the study of the contract for the sale and purchase of real property and the requirements of disclosure. The course will also include the study of ownership, legal descriptions, and the execution and delivery of the documents needed to convey an interest in real property. Finally, the course will provide an introduction into law applied to mortgaging an interest in real property and the right of redemption held by the borrower. The course will include a study of various state and federal statutes and the common law that govern real property, the real estate transaction, the contract, the conveyance, and the granting of a mortgage.

**2. REQUIRED TEXTBOOK AND COURSE MATERIALS:**

The course materials include the required reading in the text and the additional materials posted on the TWEN page for this course. Students are to read the assigned materials before each class and be prepared to discuss the assigned materials during class. Reading assignments may be changed or added during the semester.

**TEXT:** Nelson, Whitman, Burkhart and Freyeremuth, *Real Estate Transfer, Finance and Development* (9<sup>th</sup> Edition 2015), ISBN # 978-0-314-28860-8, West Publishing Co.

**SUPPLEMENTAL MATERIALS:** materials posted on the TWEN page for this class.

**RESOURCE FOR LAWS AND STATUTES:** <http://www.law.cornell.edu/statutes.html>.

**3. METHOD OF EVALUATING STUDENTS AND DETERMINING GRADES:**

Final grades will be based entirely on the student's test score and classroom participation.

**EXAMS:** The Final Exam will be 100% of your class grade unless your class grade has been increased by your class participation. The Final Exam will be based upon the materials assigned in the Syllabus and the materials reviewed during class. The format and length of the Final Exam has not been finalized, but historically the Final Exam has consisted of a combination of multiple choice questions, questions requiring short essay answers, and a question requiring a long essay answer. The time for you to take the Final Exam is scheduled by the law school and can only be rescheduled by the law school.

**CLASSROOM PARTICIPATION:** Each student will be assigned a specific week to participate in class, which will be required classroom participation. Voluntary student participation is encouraged. Classroom participation can increase your final grade by up to one letter grade.

**GRADES:** Grades will be assigned based upon the standard required by the law school. The law school grading policy is available at: <http://www.law.ufl.edu/student-affairs/current-students/academic-policies#9>.

**GRADING SCALE:**

The following chart describes the specific letter grade/grade point equivalent in place:

Letter Grade	Point Equivalent
A (Excellent)	4.0
A-	3.67
B+	3.33
B	3.0
B-	2.67
C+	2.33
C (Satisfactory)	2.0
C-	1.67
D+	1.33
D (Poor)	1.0
D-	0.67
E (Failure)	0.0

**4. CLASS EXPECTATIONS:**

**PREPARATION FOR CLASS:** Students are expected to spend, on average, two hours preparing for every one hour of scheduled class time. Students are expected to complete the assigned reading prior to each class. Reading assignments can be found on the Syllabus and posted on TWEN.

**STUDENT LEARNING OUTCOMES:** At the end of this course, students should be able to:

1. Demonstrate an understanding of the contract for the sale of real property and demonstrate a knowledge of the interests, clauses, and terms included in such contract.
2. Describe the different types of deeds and conveyances, including the processes for delivery and escrow.
3. Demonstrate an understanding of the different types of land descriptions, including water and land boundaries, the history of the various types of land descriptions, and how to identify the land described by the description.
4. Explain the primary warranties, covenants, and assurances of title.
5. Explain the requirements of disclosure and warranties of fitness.
6. Demonstrate a working knowledge of general real estate finance and the right of redemption.
7. Explain the importance of professional responsibility in the realm of real estate transactions.

**5. WEEKLY SCHEDULE OF TOPICS AND ASSIGNMENTS: (Proposed, subject to change)**  
**Mon. & Tues. 5:00 PM - 6:15 PM, Room 355B**

<u>CLASS DATE</u>	<u>CLASS #</u>	<u>TEXT PAGES</u>	<u>TOPIC</u>
Jan. 6 & 7	Class 1 & 2	Text Pages 1-24	Introduction to Class Definition of Real Property Use of Brokers in the Transaction
Jan. 13 & 14	Class 3 & 4	Text Pages 24-73	Statute of Frauds Real Estate Contracts and Remedies
Jan. 20	Class 5		No Class – Martin Luther King Day
Jan. 21	Class 6	Text Pages 73-83	Time for Performance and Tender
Jan. 27 & 28	Class 7 & 8	Text Pages 83-129	Title Conveyed Equitable Conversion Introduction to Mortgages Conditions in the Contract Complete Chapter 1 Introduction of Chapter 2
Feb. 3 & 4 Feb. 10 & 11 Feb. 17	Class 9 & 10 Class 11 & 12 Class 13	Text Pages 131-161	Deeds and Land Descriptions, and Water and Land Boundaries
Feb. 18	Class 14	Text Pages 161-183	Delivery and Escrow
Feb. 24 & 25	Class 15 & 16	Text Pages 183-208 & reading assignment outside of text	Warranties of Quality of Improvements Economic Loss Rule
Mar. 2 & 3	Class 17 & 18		No Class – Spring Break
Mar. 9	Class 19	Text Pages 183-208 and reading assignment outside of text	Warranties of Quality of Improvements Economic Loss Rule
Mar. 10 & 16	Class 20 and 21	Text Pages 208-258	Title Covenants in Deeds and Title Assurance
Mar. 17 & 23	Class 22 & 23	Text Pages 222-275	Title Assurance (cont.) and Title Insurance
Mar. 24 & 30	Class 24 & 25	reading assignment outside of text and Text Pages 275-281	Tenancies and Cohabitation Settlement and RESPA Closing of a Real Estate Transaction End of Chapter 2
Mar. 31 & Apr. 6	Class 26 & 27	Text Pages 285-309	Introduction to Chapter 3 Deeds, Use of Mortgage Substitutes, and Right of Redemption
Apr. 7 & 13	Class 28 & 29	Text Pages 309-343	Foreclosure, Discussion about MERS and FNMA
Apr. 14 & 20	Class 30 & 31	Complete text reading assignment	Complete Foreclosure and Discussion about MERS and FNMA, and complete text
Apr. 21	Class 32	reading assignment outside of text	Professional Responsibility
May 7 @ 1:00 pm	Final Exam		Closed Book Final Exam

## **6. CLASS ATTENDANCE:**

Student requirements for class attendance and make-up exams, assignments, and other work in this course are consistent with university policies that can be found at:

<https://catalog.ufl.edu/ugrad/current/regulations/info/attendance.aspx>.

## **7. CLASSROOM DEMEANOR, COMPUTER USE, AND CELL PHONE USE:**

Student participation is encouraged. Students may use their computer during class for the limited purpose of only taking class notes. Students are requested to turn off their cell phones and all other electronic devices prior to the start of class, and to not turn them on or use them during class.

**8. OFFICE HOURS:** Before and after class, as announced during class, and as set by appointment.

## **9. ACCOMMODATIONS FOR STUDENTS WITH DISABILITIES:**

The University of Florida is committed to providing equal educational access to students with disabilities. Students with disabilities requesting accommodations should first register with the Disability Resource Center (352-392-8565, [www.dso.ufl.edu/drc/](http://www.dso.ufl.edu/drc/)) by providing appropriate documentation. Once registered, students will receive an accommodation letter which must be presented to the instructor when requesting accommodations. Students with disabilities should follow this procedure as early as possible in the semester. Please contact the Disability Resource Center at 352-392-8565 or at [accessuf@dso.ufl.edu](mailto:accessuf@dso.ufl.edu) if you have any questions.

## **10. COURSE EVALUATIONS:**

Students are expected to provide feedback on the quality of instruction in this course by completing online evaluations at <https://evaluations.ufl.edu>. Evaluations are typically open during the last two or three weeks of the semester, but students will be given specific times when they are open. Summary of the results of these assessments are available to students at <https://evaluations.ufl.edu/results/>.

## **11. HONOR POLICY:**

All UF students are bound by The Honor Pledge which states, "We, the members of the University of Florida community, pledge to hold ourselves and our peers to the highest standards of honor and integrity by abiding by the Honor Code. On all work submitted for credit by students at the University of Florida, the following pledge is either required or implied: "On my honor, I have neither given nor received unauthorized aid in doing this assignment. The Honor Code (<https://www.dso.ufl.edu/%20sccr/process/student-conduct-honor-code>) specifies a number of behaviors that are in violation of this code and the possible sanctions. Furthermore, you are obligated to report any condition that facilitates academic misconduct to appropriate personnel. If you have any questions or concerns, please consult with the professor.

## **12. CAMPUS RESOURCES:**

Contact the Counseling and Wellness Center at 352-392-1575 or <https://counseling.ufl.edu/>.

Contact the University Police Department at 352-392-1111 or <http://www.police.ufl.edu>.

Call 9-1-1 for emergencies.

**13. ETC:** This syllabus may be changed throughout the semester as the need arises.