

LGLA 2309 Real Property Course Syllabus

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COURSE DESCRIPTION: This course presents fundamental concepts of real property law, with emphasis on the paralegal's role. Topics include the nature of real property, rights and duties of ownership, land use, voluntary and involuntary conveyances, and the recording of and searching for real estate documents.

COURSE OBJECTIVES: Students successfully completing this course will understand the role of the paralegal in real property transactions; be familiar with real property concepts, principles, and terminology; be familiar with applicable rules and laws governing real property; and be familiar with documents routinely used in real property transactions.

REQUIRED TEXTBOOK:

Title: *Real Estate and Property Law for Paralegals, 5th ed.*; Author: Bevens, Neal
(If a new edition of this textbook is released and adopted for this course, additional information will be provided in the "Start Here" module on Blackboard. Additionally, information as to where to purchase or access the book will be given in the "Start Here" module.)

GRADING: One examination will be given at the end (or near the end) of the semester. The examination will count 25% of the final grade. No make-up examination will be given. Weekly assignments (number to be determined by the instructor) will count 75% of the final grade. All assignments must be submitted through Blackboard by the due date and time. Assignments will not be accepted by email under any circumstances. Late assignments will not be accepted. Grade equivalents: 90 to 100% = A; 80 to 89% = B; 70 to 79% = C; 60 to 69% = D; Below 60% = F

Student-Owned Computer Equipment: Students may choose to use their own computer equipment to complete the assigned coursework. SPC provides Microsoft Office to students for installation and use on their personal computers. It is the sole responsibility of the student to ensure his / her computer system meets the minimum requirements for all required or suggested software. It is also the sole responsibility of the student to insure his / her computer system is in working order, free of malware, and sufficient to complete assigned coursework. The instructor is not responsible for the student's computer maintenance and cannot troubleshoot or repair issues on student-owned computers. If the student needs computer assistance, he/she can contact the SPC student helpdesk.

ADA STATEMENT: Students with disabilities, including but not limited to physical, psychiatric, or learning disabilities, who wish to request accommodations in this class should notify the Disability Services Office early in the semester so that the appropriate arrangements may be made. In accordance with federal law, a student requesting accommodations must provide acceptable documentation of his/her disability to the Disability Services Office. For more information, call or visit the Disability Services Office at the Lubbock Center, the Levelland Student Health & Wellness Center 806-716-2577, Reese Center Building 8: 806-716-4675, Plainview Center Main Office: 806-716-4302 or 806-296-9611, or the Health and Wellness main number at 806-716-2529. South Plains College's Notices Visit this link for SPC Syllabus

Statements: <https://www.southplainscollege.edu/syllabusstatements/>.

ADDITIONAL INFORMATION:

1. Do not use Blackboard Messenger to contact me, you should email me directly at khayes@southplainscollege.edu or come to my office during office hours (both listed on blackboard under contact me).
2. Blackboard – if you have technical issues with Blackboard, you will need to contact Amy Shriver, ashriver@southplainscollege.edu, I cannot fix any technical issues you may encounter.
3. If you email me with a question that is answered in the syllabus, I will not respond.

4. I will not respond to emails during the last 3 weeks of the semester asking to do make-up work (unless you have a signed and dated doctor's note) or questions about extra credit (there is none).
5. When/if you email me, please include your course section (ex. LGLA 1303-271) so I can easily find your information.
6. You will have one opportunity to take the tests or quizzes. Make sure you do not submit them unless you have answered all the questions.
7. Do not turn anything in using Google Docs.
8. Blackboard lets me know when and how long you log in to this course.
9. If you email me over the weekend, it may take longer for me to respond.
10. It is your responsibility to check the schedule weekly for assignments, discussions, tests, quizzes, etc.

TENTATIVE SCHEDULE

The following is the tentative schedule for this course. Changes will be made as needed as we progress throughout the semester. Tests and assignments will be scheduled as we progress through the material. Make sure you frequently check Blackboard, announcements, and emails for the due dates of tests and assignments.

Week	Topic to be discussed:
1	Introduction to the course; Syllabus
2	Basics of real estate
3	Estates
4	Legal descriptions
5	Title transfer
6	Property rights
7	Contracts
8	Landlord / tenant relationship
9	Deeds

10	Mortgages
11	Land use restrictions
12	Real estate professions
13	Title insurance
14	Closing
15	Taxation
16	Taxation issues