

North Central Michigan College

NCMC MASTER COURSE SYLLABUS FOR YEARS 2001-2003

DIVISION/AREA: Business and Technology

DEPARTMENT:

DIVISION DIRECTOR: Robert J. Marsh, Ph.D., P.E.

ORIGINATOR:

DEAN OF INSTRUCTION: Timothy Dykstra, Ph.D.

TOTAL HOURS OF INSTRUCTION: 3 LECTURE: 3 LAB: 0 TOTAL CONTACT HOURS: 52.8

COURSE NUMBER: LA 205

CREDIT HOURS: 3

COURSE TITLE: Real Estate Law

TRANSFERABLE YES: NO: X TO:

PREREQUISITE(S)/COREQUISITE(S)/ADVISORY:

CATALOG DESCRIPTION:

This course introduces the student to real estate practice with emphasis on document preparation, statute of frauds, recording requirements, the Land Division Act, the Marketable Title Act, licenses, easements, and encroachments and other various aspects of real estate law.

GENERAL EDUCATION OUTCOMES:

- Think critically and analytically
- Write and speak effectively
- Independently acquire knowledge

COURSE OBJECTIVES & OUTCOMES:

The goals of this class are to inculcate the student with a broad general understanding of legal process and theory as applied to real property transactions and to introduce the student to basic real estate transactional practices to give a sound basis for application of these practices in a law office setting.

METHODS OF INSTRUCTION:

Lecture and class discussion, supplemental assignments

METHODS OF EVALUATION:

Class attendance and participation	25%
Mid semester exam	25%
Final exam	50%

REQUIRED TEXTS: Hinkel, *Practical Real Estate Law, 3rd ed.* West Legal Studies

OPTIONAL SUPPLEMENTARY MATERIALS:

Reasonable accommodations may be provided for students with documented physical, sensory, cognitive, systemic, and/or psychiatric disabilities. Please contact the Education Opportunity Program (EOP) at (231) 348-6687 to arrange services for this course.

TIME ALLOWANCE AND SEQUENCE OF INSTRUCTION:

Week	Topic	Chapter
1	Introduction; The concept of real property in the Anglo-American legal system	
2	Sources of real estate law; land and its elements; real and personal property; acquisition of ownership; ownership and possession	1
3	Estates in land; concurrent estates, including joint tenancy; tenancy by the entirety; tenancy in common	1 & 2
4	Fixtures; easements; licenses; encroachments and other encumbrances, including land use controls	4 & 5
5	Land descriptions and survey; introduction to contracts	6 & 7
6	Contracts continued; deeds of conveyance	8 & 9
7	Real estate finance/mortgages and notes	10, 11 & 12
8	Mid semester exam	
9	Land titles and land title standards	13

10	Title insurance and other evidence of title	14
11	Closing of real estate transactions	15
12	Break (spring or Thanksgiving)	
13	Real estate closings, cont'd	16 & 17
14	Landlord and tenant relationships	18
15	Final exam	

APPROVED FOR ADOPTION BY THE CRD/AP COMMITTEE ON _____