FLCC Course Syllabus

**General Information**

**Date**
12/01/2016

**Department**
Business

**Course Prefix:**
PLG

**Course Number:**
210

**Course Title:**
Real Property Law and Practice

**Course Information**

**Credit Hours**
3

**Lecture Contact Hours**
3

**Catalog Description**
This course is designed to introduce the student to the principles of real property practice. Topics to be covered include elements of real property law, contracts, deeds, encumbrances, legal descriptions, title protection, mortgages, closings, and leases. Emphasis will be placed on the completion of real estate documents and the practicalities of filings and recordings.

**Prerequisites**
PLG 100 and PLG 125

**Grading Scheme**
Letter Grade

**FLCC Values**

**College Learning Outcomes Addressed by the Course**
- Inquiry
- Interconnectedness
- Perseverance

**Course Learning Outcomes**
Course Learning Outcomes

1: Recognize various forms of real property ownership
2: Explain the steps involved in a real estate transfer transaction.
3: Prepare various documents involved in basic real estate transactions.

Program Affiliation

This course is required as a core program course in the following program(s)

AAS Paralegal
Paralegal Certificate

Outline of Topics Covered
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I. Introduction to Law of Real Property
   A. Methods of acquiring ownership
   B. Types of Ownership
   C. Encumbrances
   D. Easements and Licenses

II. Real Estate Contracts
   A. Contract Requirements
   B. Elements of a Real Estate Sales Contract
   C. Preparation and Review of Real Estate Sales Contracts
   D. Remedies for Breach of Contract
   E. Real Estate Brokers
   F. Types of Contracts
      1. Residential
      2. Commercial
      3. Construction

III. Real Estate Transactions
   A. Deeds
      1. Types
      2. Elements
      3. Deed Preparation and Recording
   B. Real Estate Finance
      1. Promissory Note
      2. Mortgages
      3. Other Related Documents
   C. Surveys and Legal Descriptions
      1. Surveys
      2. Legal Property Descriptions
   D. Real Estate Title Searches and Title Reports
   E. Title Insurance
      1. Owner's policy
      2. Mortgagee policy
   F. Real Estate Closings
      1. File and Document Preparation
         a. From Seller's Perspective
         b. From Buyer's Perspective
      2. Actual Closing
      3. Disbursing, Recording and Transmittal of Final Documents and Funds