

El Paso Community College
Syllabus
Part II
Official Course Description

SUBJECT AREA	<u>Business Management</u>
COURSE RUBRIC NUMBER	<u>RELE 1309</u>
COURSE TITLE	<u>Real Estate Law</u>
COURSE CREDIT HOURS	<u>3 3 : 0</u>
	Credits Lec Lab

I. Catalog Description

Provides a study of legal concepts of real estate, land description, real property rights, estates in land, contracts, conveyances, encumbrances, foreclosures, recording procedures, and evidence of title. **(3:0)**.

II. Course Objectives

- A. Introduction to Law and Real Estate Ownership.
 Upon satisfactory completion of this course, the student will be able to:
 - 1. List and explain the functions of law.
 - 2. Describe water rights by sources of water.
 - 3. List and explain the various methods of describing land.
 - 4. Explain the difference between real property and personal property.

- B. Identify and discuss how ownership is held, recording land
 - 1. Define estate and identify the general rights which can be associated with an estate.
 - 2. Recognize what land constitutes the homestead under Texas Law.
 - 3. List and give examples of the rights and protection afforded the homestead in Texas.
 - 4. Define community and separate property ownership.
 - 5. Distinguish the various types of multiple-ownership forms used in real estate.

- C. Define the Law of Agency and how it applies to real estate profession and identify and discuss the different types of real liens.
 - 1. Explain the different way by which easements can be created.
 - 2. Compare the difference in contract general warranty, special warranty, quit claim, and deed without warranty deeds.
 - 3. List and explain the essential elements of a deed.
 - 4. Name and explain the covenants in the general warranty deed.

- D. Discuss the real estate relationship between landlord and tenant.
 - 1. Explain and identify the four types of tenancies.
 - 2. Discuss the rights of landlords and tenants set out by statutes or by lease requirements.
 - 3. Discuss all court proceedings and jurisdictions involving evictions cases.

III. THECB Learning Outcomes (WECM)

- 1. Explain the various laws and regulations affecting real estate.
- 2. Describe the functions and purposes of the various types of deeds.

3. Outline the foreclosure process in Texas and the rights associated with real estate ownership and the various estates in land.
4. List the elements of a valid real estate contract.
5. Discuss the requirements imposed by the Real Estate Settlement Procedure Act (RESPA).

IV. Evaluation

A. Class Grading:

1.	Attendance	10%
2.	Homework and quizzes	30%
3.	Exams	60%

Students must take the final exam to pass the course.

B. Grade Schedule:

1.	A	90-100
2.	B	80-89
3.	C	70-79
4.	D	60-69
5.	F	59 and below

V. Disability Statement (Americans with/Disabilities Act [ADA])

EPCC offers a variety of services to persons with documented sensory, mental, physical, or temporary disabling conditions to promote success in classes. If you have a disability and believe you may need services, you are encouraged to contact the Center for Students with Disabilities to discuss your needs with a counselor. All discussions and documentation are kept confidential. Offices located: VV Rm C-112 (831-2426); TM Rm 1400 (831-5808); RG Rm B-201 (831-4198); NWC Rm M-54 (831-8815); and MDP Rm A-125 (831-7024)

VI. 6 Drop Rule

Students who began attending Texas public institutions of higher education for the first time during the Fall 2007 semester or later are subject to a 6-Drop limit for all undergraduate classes. Developmental, ESL, Dual Credit and Early College High School classes are exempt from this rule. All students should consult with their instructor before dropping a class. Academic assistance is available. Students are encouraged to see Counseling Services if dropping because exemptions may apply. Refer to the EPCC catalog and website for additional information.

VII. Title IX and Sex Discrimination

Title 9 (20 U.S.C. 1681 & 34 C.F.R. Part 106) states the following "No person in the United States shall, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any educational program or activity receiving Federal financial assistance." The Violence Against Women Act (VAWA) prohibits stalking, date violence, sexual violence, and domestic violence for all students, employees and visitors (male and female). If you have any concerns related to discrimination, harassment, or assault (of any type) you can contact the Assistant to the Vice President for Student and Enrollment Services at 915-831-2655. Employees can call the Manager of Employee Relations at 915-831-6458. Reports of sexual assault/violence may also be reported to EPCC Police at 915-831-2200.