REAL ESTATE LAW-BLAW 5300.01
SPRING 2018

INSTRUCTOR: David W. Arnesen

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EMAIL: arnesen@seattleu.edu
S.U. OFFICE: Pigott 520
OFFICE HOURS: Monday, Tuesday, Wednesday, Thursday 1:30 to 4:30 PM, and by appointment.

TEXT: REAL ESTATE LAW, 10th Edition, 2014, Jennings, Southwestern Publishing. Additional handouts will be distributed in class. Students will also be asked to access the web to find certain real estate information.

SUGGESTION: For definition of legal terms see "Black's Law Dictionary" in the Lemieux Library.

COURSE DESCRIPTION: This course is designed to provide students an understanding of real estate transactions. Areas emphasized include real estate contracts, legal descriptions, brokers, escrow, deeds, financing, leasing, taxes, zoning, estates and environmental law.

COURSE PREREQUISITE: BLAW 513 or MBA 5230

GENERAL COURSE OUTLINE-SCHEDULE MAY CHANGE TO FIT CLASS PROGRESS

Week 1-April 3
Introduction and Class Overview
Chapter 1-Introduction and Sources of Real Estate Law
Chapter 2-Land Interests: Present and Future

Week 2-April 10
Chapter 3-Extent of Real Estate Interests
Chapter 4-Nonpossessory Interests in Real Estate
Chapter 5-Fixtures
Chapter 6-Liens

Week 3-April 17
Chapter 7-Describing Land Interests
Chapter 8-Co-Ownership of Real Estate

Week 4-April 24
Chapter 9-The Landlord-Tenant Relationship
Chapter 11-Real Estate Communities: Multiunit Interests and Owners’ Associations

Week 5-May 1
Chapter 12-The Broker's Role in the Transfer of Real Estate

MIDTERM-CHAPTERS 1-9 & 11 & 12.

Week 6-May 8
Ethics Week Speaker
Chapter 13-The Purchase Contract
Chapter 14-Methods of Transfer and Conveyance in Real Estate

Week 7-May 15-ONLINE SESSION
Online Real Estate Research Project
Chapter 15-Financing in the Transfer of Real Estate
Chapter 16-Closing the Deal

Week 8-May 22
Chapter 17-Transferring Real Estate after Death-Wills, Estates, and Probate
Chapter 18-Zoning
Chapter 19- Constitutional Issues in Real Estate

Week 9-May 29
Chapter 20-Environmental Law
Chapter 21-Legal Issues in Land and Economic Development
Chapter 22-Tax Aspects of Real Estate Ownership and Transfer

Week 10-June 5
Chapter 10-Commercial Leases
Applied Real Estate Knowledge

Week 11-June 12
FINAL EXAM-COMPREHENSIVE-CHAPTERS 1-22.

GRADING SCALE

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<td>A to A-</td>
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<td>B+ to B-</td>
<td>89% to 80%</td>
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GRADE POINTS

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<td>Research Project</td>
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NO MAKEUP TESTS OR QUIZZES. CLASS PARTICIPATION MAY HAVE AN IMPACT UPON YOUR GRADE. CLASS ATTENDANCE IS EXPECTED AT ALL SESSIONS. INSTRUCTOR MAY ASSIGN UP TO 20 EXTRA POINTS FOR EXCEPTIONAL CLASS PARTICIPATION.

AUDIO AND VIDEOTAPING

For protection of proprietary knowledge and for a variety of other reasons, audio and videotaping of any class session is strictly prohibited without prior approval of the instructor. Under extreme circumstances or for a pre-approved class absence, audio taping a class session
will be allowed on a case by case basis and with the express permission of the instructor. The student will be responsible for making all necessary arrangements. Students will need to adhere to the appropriate agreed upon use of the content material of these audio tapes.

**COMPUTER USE**

The use of laptops, net books or PDAs in class to take class-notes, view powerpoints or work on class projects is allowed and encouraged. However, please do not use laptops, netbooks or PDAs (cell phones, hand-helds) in class for any other non-class related activity (including instant messaging, web-browsing, etc.) unless specifically permitted by the instructor.

**SEATTLE UNIVERSITY POLICIES**

**Academic Honesty**

Seattle University is committed to the principle that academic honesty and integrity are important values in the educational process. Academic dishonesty in any form is a serious offense against the academic community. Acts of academic dishonesty will be addressed according to the Seattle University Academic Integrity Policy. The policy can be found on the Seattle University website. If you are not sure whether a particular action is acceptable according to the Academic Integrity Policy, you should check with your instructor before engaging in it.

**Disability**

If you have, or think you may have, a disability (including an ‘invisible disability’ such as a learning disability, a chronic health problem, or a mental health condition) that interferes with your performance as a student in this class, you are encouraged to arrange support services and/or accommodations through Disabilities Services staff in the Learning Center, Loyola 100, (206) 296-5740. Disability-based adjustments to course expectations can be arranged only through this process.

BLAW 5300OS18