

**REAL ESTATE LAW-BLAW 5300.01  
SPRING 2018**

**INSTRUCTOR: David W. Arnesen**

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**S.U. OFFICE:** Pigott 520

**OFFICE HOURS:** Monday, Tuesday, Wednesday, Thursday 1:30 to 4:30 PM, and by appointment.



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**A L B E R S**  
SCHOOL OF BUSINESS  
AND ECONOMICS

**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.**

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**GRADING SCALE**

A to A- = 100% to 90%

B+ to B- = 89% to 80%

C+ to C- = 79% to 70%

D+ to D- = 69% to 60%

E = Below 60%

**GRADE POINTS**

MIDTERM = 100 POINTS

FINAL = 100 POINTS

Research Project = 20 POINTS

TOTAL = 220 POINTS

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.