

Prepared by the Department of Social Sciences, Behavioral Sciences, and Human Services

Date of Departmental Approval: March 2014

Date Approved by Curriculum and Programs: May 2014

Effective: Fall 2014

1. **Course Number:** LGS134
Course Title: Real Estate, Mortgages and Landlord-Tenant Law
2. **Description:** (formerly BIT134) This course is a study of the law of real property with special emphasis on both substantive law and practical considerations including drafting of real estate contracts and documents, title examinations and an understanding of the mortgage lending field. Particular attention will be given to the skills needed by paralegals, including closing documents.
3. **Student Learning Outcomes** (instructional objectives: intellectual skills):
Upon successful completion of this course, students are able to do the following:
 - Engage in critical thinking by reading, writing and explaining the history and evolution of real estate law and procedures.
 - Describe the role of the paralegal in the specialized law office which concentrates in real estate law, title research and conveyancing.
 - Analyze real estate statutes, rules and cases, and their component parts and the remedies available with respect to specific factual situations.
 - Apply general and specific real estate law and procedures to specific facts and cases for use in the law office.
 - Research real estate titles, draft real estate documents, including conveyancing documents, closing documents and selected financing documents.
 - Demonstrate communication skills by organizing and presenting ideas in a logical order.
 - Engage in critical thinking with respect to real estate law as well as the social policy behind those laws and cases which impact individuals as well as society in general.
4. **Credits:** 3 credits
5. **Satisfies General Education Requirement:** No
6. **Prerequisites:** LGS130/BIT130
7. **Semester Offered:** Spring (odd years)
8. **Suggested General Guidelines for Evaluation:** The student's final grade is based on tests, written assignments, including the preparation of a completed title abstract which students prepare from the records of the Barnstable Registry of Deeds.
9. **General Topical Outline (Optional):**
Introduction to the Law of Real Property; Ownership of Property;
Surveys and Descriptions; Encumbrances;
Easements and Licenses; Contracts;
Preparation and Review of Purchase and Sale Contracts; Deeds;
Financing Sources in Real Estate Transactions;
Legal Aspects of Real Estate Finance;
Mortgage Forms and Provisions; Title Insurance;
Title Examinations;
Real Estate Closings; Government Regulation of Closings;
Real Estate Closing Forms; Condominium Law;
State and Local Licensing; Land Court;
Leases and Landlord-Tenant Issues; Evictions;
Foreclosures