College of San Mateo
Course Outline

[Box for New Course] [Box for Course Revision] Date: 3/17/2004

Department: RE Number: 121
Course Title: Legal Aspects of Real Estate I Units: 3
Hours/Week: Lecture: 3 Scheduled Lab: By Arrangement:

Length of Course: □ Semester-long □ Short course (Number of weeks ___) □ Open entry/Open exit

Grading: □ Letter □ Credit/No Credit □ Grade Option (letter or Credit/No Credit)

1. Prerequisite (Attach Enrollment Limitation Validation Form.)
   None

2. Corequisite (Attach Enrollment Limitation Validation Form.)
   None

3. Recommended Preparation (Attach Enrollment Validation Form.)
   None

4. Catalog Description (Include prerequisites/corequisites/recommended preparation.)
   121 Legal Aspects of Real Estate I (3) Three lecture hours per week. Legal aspects of real estate brokerage, real estate sales, property management, real estate ownership, building of an estate, and related topics, along with a study of the facts and principles of California Real Estate Law. (Meets the State requirements as one of two additional courses to move from the initial or temporary salesperson’s license to a regular renewable salesperson’s license. Also accepted for credit for the broker’s license.) (CSU)

5. Class Schedule Description (Include prerequisites/corequisites/recommended preparation.)
   R.E. 121 LEGAL ASPECTS OF REAL ESTATE I Legal aspects of real estate brokerage, sales, property management, ownership, California real estate law. (Meets State requirements as one of two additional courses to move from the initial or temporary salesperson’s license to a regular renewable salesperson’s license. Also accepted for credit for the broker’s license.) (CSU)

6. Course Objectives (Identify 5-8 expected learner outcomes using active verbs.)
   Upon completion of this course, the student will be able to:
   1. Apply the principles of Legal Aspects of Real Estate to in-service work experiences as they relate to areas of real estate law.
2. Pose problems and develop alternative solutions as they relate to implications of real estate law, particularly in the areas of agency, independent contractor, etc.
3. Critically analyze and organize basic data in a precise manner so that when incorporated into required contracts errors are eliminated.
4. Prepare professional contracts with integrity and in such a manner that they will not only appropriately represent the client but also hold up in a court of law.
5. Understand and correctly interpret the latest regulations and legislation for the benefits of clients represented.
6. Develop a serious sense of integrity which is based on conclusions of fact and current legal rulings.

7. **Course Content** (Brief but complete topical outline of the course that includes major subject areas [1-2 pages]. Should reflect all course objectives listed above. In addition, you may attach a sample course syllabus with a timeline.)

1. Sources of Law and Land Titles
2. Contracts in General
3. Real Estate Contracts and Their Use
4. Law of Agency and Regulation of Real Estate Agents
5. Duties and Liabilities of Licensees
6. Acquisition, Conveyance and Escrow (Part One)
7. Acquisition, Conveyance and Escrow (Part Two)
8. Ownership Forms and Implications
9. Creation and Enforcement of Security Devices (Part One)
10. Creation and Enforcement of Security Devices (Part Two)
11. Involuntary Liens, Recording Priorities, Homesteads and Title Insurance
12. Limitations on Use, Including Tax Burden
13. Land Use, Descriptions, Subdivisions, and Investment Regulations
14. Adjoining Owner Problems
15. Lease and Landlord-Tenant Relationships

8. **Representative Instructional Methods** (Describe instructor-initiated teaching strategies that will assist students in meeting course objectives. Include examples of out-of-class assignments, required reading and writing assignments, and methods for teaching critical thinking skills.)

1. All topics will be presented orally during lecture.
2. Reading assignments from the textbook will reinforce all topics in the course.
3. Homework problems from the textbook will reinforce all course topics.

9. **Representative Methods of Evaluation** (Describe measurement of student progress toward course objectives. Courses with required writing component and/or problem-solving emphasis must reflect critical thinking component. If skills class, then applied skills.)

1. Student knowledge of all topics will be assessed with written exams.
2. Student knowledge and skills in all topics will be evaluated with graded homework assignments.

10. **Representative Text Materials** (With few exceptions, texts need to be current. Include publication dates.)