Course Description

This course presents fundamental concepts of real property law with emphasis on the paralegal’s role. Topics include deeds, property ownership interests, contract and sales provisions and procedures, land usage and rights. The student will define and analyze sources of law relating to real property law; describe the role and ethical obligations of paralegals in real property law and draft basic documents commonly used in real property law.

Text, References, & Supplies

- Jacobus, Texas Real Estate Law (current edition)
- Texas Property Code (desk edition)

Course Goals

Upon successful completion of the course, the student will accomplish the following:

1. Exhibit ethical behavior
2. Define and describe real property terms including deeds, deed of trust, title insurance, ownership interests, environmental property usage laws, land zoning procedures, homestead rules,
3. Describe marital property real estate interests.
4. Describe real estate contracts and closing procedures, costs and provisions, financing, foreclosure and sales licensing agreements.
5. Describe water rights laws and zoning laws.
6. Define and distinguish fee and determinable estates, freehold and non-freehold estates, surface and mineral interests.
7. List property ownership estates, exempt property, land transfer documents, real estate sources of law, real estate related agencies and types of deeds.
8. Locate real property case law and statutes and summarize cases.
9. Identify and prepare simple real estate documents.
Student Contributions & Class Policies

Students will be expected to exhibit professional behavior during class and are expected to attend class. If it becomes necessary for a student to miss a scheduled class time, it will be the student’s responsibility to contact the instructor during scheduled office hours in order to receive missed assignments. If a student is absent on a scheduled exam day, he/she may take a make up exam (which may be a different exam than that given at the scheduled exam time) within one week from the scheduled date of the exam. After one week has expired, no make-up exams will be accepted.

Student Evaluation

There will be three tests or projects worth 20% each. The final exam will count as 30% of the student’s grade. Attendance and class participation will count for 10% of the final grade.

Course Schedule

See Attachment

Scans

See Attachment

Instructor Information:

Staff
Office: 168 TC
Office Hours: See attachment. Please call for appointment
Office Phone: 686-4208

Division Chair: Nancy Hart
Division Secretary: Glorianne Fernandez
Division Office: 142 TC
Division Telephone: 685-4657
SCANS

Reading— The student will read and locate family law cases, statutes and documents. The student will define and explain family law terms.

Arithmetic— The student will calculate child support and property ownership interests. The student will perform basic computations using basic numerical concepts such as whole numbers and percentages in practical situations.

Thinking Skills— The student will apply case holdings and family law statutes to hypothetical fact situations. The student will participate in the discussion and analysis of family law cases using applicable family law concepts and principles to render legal decisions.

Writing Skills— The student will prepare documents used in family law cases.