

LGLA 2309 Real Property Course Syllabus

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CLASS TIME: Online

COURSE DESCRIPTION: This course presents fundamental concepts of real property law, with emphasis on the paralegal's role. Topics include the nature of real property, rights and duties of ownership, land use, voluntary and involuntary conveyances, and the recording of and searching for real estate documents.

COURSE OBJECTIVES: Students successfully completing this course will understand the role of the paralegal in real property transactions; be familiar with real property concepts, principles, and terminology; be familiar with applicable rules and laws governing real property; and be familiar with documents routinely used in real property transactions.

REQUIRED TEXTBOOK:

Title: *Real Estate and Property Law for Paralegals*, 5th ed.; Author: Bevens, Neal
(If a new edition of this textbook is released and adopted for this course, additional information will be provided in the “Start Here” module on Blackboard. Additionally, information as to where to purchase or access the book will be given in the “Start Here” module.)

GRADING: One exam will be given at the end (or near the end) of the semester. It will count 25% of the final grade. No make-up examinations will be given. Weekly class assignments will count 75% of the final grade. Grade equivalents: 90 to 100% = A; 80 to 89% = B; 70 to 79% = C; 60 to 69% = D; Below 60% = F.

ASSIGNMENTS: Late class assignments will not be accepted. Assignments will not be accepted by e-mail unless otherwise stated. All assignments will be submitted via Blackboard. Students must maintain academic integrity in all assignments – “copying and pasting” from other sources (e.g. the Internet) is plagiarism and will be grounds for dismissal from the course.

CLASSROOM ETIQUETTE: Paralegals are legal professionals, and as such, must maintain a professional attitude and demeanor. Spirited discussion is encouraged, but respect for the opinion of others is required. All students are expected to be prepared for every class. Disruptive or unprofessional behavior in class is grounds for a student to be removed from the classroom and dropped from the course without notice. Students are referred to the SPC Student Guide for more information about the policies and procedures concerning student conduct which are incorporated herein by reference. Student personal conduct must also comply with all Lubbock Center guidelines and all applicable laws.

COMPUTERS: Laptop computers may be used during class for class-related purposes only and provided computer speakers are muted. Wireless internet access is provided at SPC for education-related purposes only. Paralegal Studies students also have access to computers available in LBC109, as well as other SPC campuses. All student work must be saved on a removable storage device, e.g. a flash drive, and not on an SPC computer.

Student-Owned Computer Equipment: Students may choose to use their own computer equipment to complete the assigned coursework. SPC provides Microsoft Office to students for installation and use on their personal computers. It is the sole responsibility of the student to ensure his / her computer system meets the minimum requirements for all required or suggested software. It is also the sole responsibility of the student to insure his / her computer system is in working order, free of malware, and sufficient to complete assigned coursework. The instructor is not responsible for the student's computer maintenance and cannot troubleshoot or repair issues on student-owned computers. If the student needs computer assistance, he/she can contact the SPC student helpdesk.

NOTICE TO STUDENTS: In this class, the teacher will establish and support an environment that values and nurtures individual and group differences and encourages engagement and interaction. Understanding and respecting multiple experiences and perspectives will serve to challenge and stimulate all of us to learn about others, about the larger world and about ourselves. By promoting diversity and intellectual exchange, we will not only mirror society as it is, but also model society as it should and can be.

For Intellectual Exchange, Disabilities, Non-Discrimination, Title IX Pregnancy Accommodations, CARE (Campus Assessment, Response, and Evaluation) Team, and Campus Concealed Carry, please refer to [Syllabus Statements \(southplainscollege.edu\)](http://southplainscollege.edu).

TENTATIVE SCHEDULE

The following is the tentative schedule for this course. Changes will be made as needed as we progress throughout the semester. Tests and assignments will be scheduled as we progress through the material. Make sure you frequently check Blackboard, announcements, and emails for the due dates of tests and assignments.

Week	Topic to be discussed:
1	Introduction to the course; Syllabus
2	Basics of real estate
3	Estates
4	Legal descriptions
5	Title transfer
6	Property rights
7	Contracts
8	Landlord / tenant relationship
9	Deeds
10	Mortgages

11	Land use restrictions
12	Real estate professions
13	Title insurance
14	Closing
15	Taxation
16	Taxation issues