

College: Education and Behavioral Sciences

Course Number: RE 273C

Course Title: Real Estate Law

Course Credit Hours: 3

Prerequisite: RE 170C- Essentials of Real Estate, or instructor approval

Required Textbook:

- Title: *Real Estate Law, 10th edition*
- Author: Elliot Klayman
- ISBN: 978-1-4754-8494-6
- eBook ISBN: 978-1-4754-8495-3

Term: Fall 2020

Course Description: Examines the legal aspects of the real estate business including brokerage, legal real estate instruments, contracts, and obligations.

Instructor: Maria C. Stewart, J.D.

- E-mail: maria.stewart@wku.edu
- When emailing your instructor please identify yourself and tell your instructor which course you are enrolled in. Your instructor teaches multiple courses. Knowing who you are and which course you are enrolled in helps your instructor assist you more quickly.

Office Hours: Via Zoom. Email maria.stewart@wku.edu to schedule a meeting.

Learning Outcomes: Upon completion of RE 273C students will understand real estate related legal terminology and will have gained the ability to be conversant with legal and allied professions.

Mandatory Access To Computer and Internet: This is a web-based course. Your instructor wants you to succeed in this course. In order to do that you must:

1. Have a computer.
 2. Check your WKU student email at least once per day.
 3. Have reliable internet access.
 4. Feel comfortable navigating around our course Blackboard page.
- WKU's Information Technology Services offers an extremely helpful "New Student Technology Guide" that can help you get up and running. You can find it at <https://www.wku.edu/its/students/> BUT, you need to get yourself up to speed BEFORE our class begins. I want you to succeed in our class.

- If you are having technical problems with Blackboard or your WKU e-mail our WKU Service Desk is always there to help. You can live chat with them or call them. You can find that information at <https://www.wku.edu/its/service-desk/>
- I cannot stress enough, you must have consistently reliable internet access to succeed in our course. PLEASE BE WARNED, all quizzes and exams will be taken on Blackboard, and if you are in the middle of a quiz or exam and your internet access drops or slows down even for a moment, Blackboard sometimes closes that quiz or exam. Your professor will NOT re-open that quiz or exam. So please make certain your internet signal is strong and consistent before beginning a quiz or exam on Blackboard.
- It is your instructor's expectation that you check your WKU e-mail at least once per day, seven days a week. This is a web-based course. Email is the one and only way your instructor has to communicate with you.

Evaluation method:

- 335 total points possible
 - Weekly Chapter "Key Terms" Defined
 - 125 total key terms defined points possible
 - A list of "Key Terms" can be found at the end of each chapter.
 - Definitions for those "Key Terms" are found at the end of our textbook.
 - Type these "Key Terms" and the definitions of these "Key Terms" into a document, such as a Microsoft Word document, and upload that document at the spot designated "Dropbox- Key Terms Defined" on our course Blackboard page.
 - Grading: Five points awarded for each chapter's key terms you define and upload into its correct dropbox.
 - Weekly Quizzes
 - 70 total quiz points possible
 - A quiz will be given each week.
 - Each week's quiz can be found on our course Blackboard page.
 - Each quiz consists of five multiple choice and/or true-false questions.
 - Quizzes are due no later than Saturday at the end of a given week of class, and must be submitted by 11:59 p.m. central time.
 - Grading: Five points possible on each quiz.

- Exams
 - 70 total exam points possible (not including final exam)
 - An exam is given every three week of class.
 - Each exam can be found on our course Blackboard page.
 - Each exam contains fifteen questions.
 - Exams are due no later than Saturday at the end the week in which they are given, and must be submitted no later than 11:59 p.m. central time.
 - Grading: Fifteen points possible on each exam.
- Comprehensive Final Exam
 - 70 total points possible on the final exam
 - A comprehensive final exam will be given at the end of the semester.
 - This comprehensive final exam will be on our course Blackboard page in the same spot all of our quizzes and exams throughout the semester will be found.
 - Our final exam will NOT be proctored.
 - Our final exam will open the morning of the first day of WKU's final exam week, Monday, 7 December. You must complete and submit our final exam no later than the final day of WKU's final exam week, Friday, 11 December. Your final exam must be submitted no later than 11:59 p.m. central time.

Title IX- Sexual Misconduct/Assault: Members of the WKU community, in addition to guests and visitors, have the right to be free from sexual misconduct and sexual violence. All members of the campus community are expected to conduct themselves in a manner that does not infringe upon the rights of others. WKU's Title IX policy is intended to establish a mechanism for determining when such conduct constitutes a violation of this policy. For additional information see <https://www.wku.edu/titleix/>

Student Accessibility Resource Center: The goal of the Student Accessibility Resource Center is to ensure that all students with disabilities are provided access to all facets of the Western Kentucky University experience; to facilitate and coordinate support services and programs that enable students with disabilities to maximize their educational potential; and to increase awareness among all members of the University so that students with disabilities are able to achieve academic success based on their abilities, not their disabilities. For additional information or to request services please go to <https://www.wku.edu/sarc/>

Academic Misconduct: WKU expects students to operate with the highest standard of integrity in all facets of the collegiate experience. Broadly defined, academic misconduct is any unethical self-serving action in the performance of an academic activity, deliberate or unintentional, that affords a student an unfair, unearned, or undeserved advantage. For addition information regarding WKU's policy regarding academic misconduct please see <https://www.wku.edu/studentconduct/process-for-academic-dishonesty.php>

COURSE SCHEDULE

Particularly given circumstances surrounding COVID-10, your instructor may need to adjust the following course schedule at some point, or points, during the semester. If that occurs your instructor will notify you of these changes in writing via your WKU student email account in as timely a manner as is possible.

Your instructor strongly recommends reviewing this course schedule each week to assure you are not forgetting something that is due that particular week.

Week of 24 August:

Unit 1: Introduction to Law and Legal Systems

Unit 2: Real and Personal Property

- Read the chapters.
- Define “Key Terms”
 - A list of “Key Terms” can be found at the end of each chapter.
 - Definitions for those “Key Terms” are found at the end of our textbook.
 - Type each chapter’s “Key Terms” and the definitions of these “Key Terms” into a document, such as a Microsoft Word document, and upload that document at the spot designated “Dropbox- Key Terms Defined” on our course Blackboard page.
 - Grading: Five points awarded for each chapter’s key terms you define and upload into its correct dropbox.
- Take the quiz
 - The quiz can be found on our course Blackboard page.
 - You have fifteen minutes to complete five multiple choice and/or true-false questions.
 - Quizzes are due no later than Saturday and must be submitted by 11:59 p.m. central time.
 - Grading: Five points possible

Week of 31 August:

Unit 3: Land, Water, and Air Rights

- Read the chapter.
- Define “Key Terms”
 - A list of “Key Terms” can be found at the end of the chapter.
 - Definitions for those “Key Terms” are found at the end of our textbook.
 - Type these “Key Terms” and the definitions of these “Key Terms” into a document, such as a Microsoft Word document, and upload that document at the spot designated “Dropbox- Key Terms Defined” on our course Blackboard page.
 - Grading: Five points awarded for each chapter’s key terms you define and upload into its correct dropbox.
- Take the chapter quiz
 - This chapter’s quiz can be found on our course Blackboard page.
 - You have fifteen minutes to complete five quiz questions.
 - Due no later than Saturday and must be submitted by 11:59 p.m. central time.
 - Grading: Five points possible

Week of 7 September:

Unit 4: Estates in Land

Unit 5: Co-Ownership

- Read the chapters.
- Define “Key Terms”
 - A list of “Key Terms” can be found at the end of each chapter.
 - Definitions for each chapter’s “Key Terms” are found at the end of our textbook.
 - Type each chapter’s “Key Terms” and the definitions of these “Key Terms” into a document, such as a Microsoft Word document, and upload that document at the spot designated “Dropbox- Key Terms Defined” on our course Blackboard page.
 - Grading: Five points awarded for each chapter’s key terms you define and upload into its correct dropbox.
- Take the quiz
 - This quiz can be found on our course Blackboard page.
 - You have fifteen minutes to complete five multiple choice and/or true-false questions.
 - Due no later than Saturday and must be submitted by 11:59 p.m. central time.
 - Grading: Five points possible
- **EXAM #1: Units 1, 2, 3, 4, & 5**
 - Exam can be found on our course Blackboard page.
 - You have forty five minutes to complete fifteen multiple choice and/or true-false questions.
 - Due no later than Saturday and must be submitted no later than 11:59 p.m. central time.
 - Grading: Fifteen points possible

Week of 14 September:

Unit 6: Condominiums, Cooperatives, Time-Shares, and Real Estate Investments

Unit 7: The Leasehold

- Read the chapters.
- Define “Key Terms”
 - A list of “Key Terms” can be found at the end of each chapter.
 - Definitions for each chapter’s “Key Terms” are found at the end of our textbook.
 - Type each chapter’s “Key Terms” and the definitions of these “Key Terms” into a document, such as a Microsoft Word document, and upload that document at the spot designated “Dropbox- Key Terms Defined” on our course Blackboard page.
 - Grading: Five points awarded for each chapter’s key terms you define and upload into its correct dropbox.
- Take the quiz
 - This quiz can be found on our course Blackboard page.
 - You have fifteen minutes to complete five multiple choice and/or true-false questions.
 - Due no later than Saturday and must be submitted by 11:59 p.m. central time.
 - Grading: Five points possible

Week of 21 September:

Unit 8: The Landlord-Tenant Relationship

Unit 9: Easements and other Nonpossessory Rights

- Read the chapters.
- Define “Key Terms”
 - A list of “Key Terms” can be found at the end of each chapter.
 - Definitions for each chapter’s “Key Terms” are found at the end of our textbook.
 - Type each chapter’s “Key Terms” and the definitions of these “Key Terms” into a document, such as a Microsoft Word document, and upload that document at the spot designated “Dropbox- Key Terms Defined” on our course Blackboard page.
 - Grading: Five points awarded for each chapter’s key terms you define and upload into its correct dropbox.
- Take the quiz
 - This quiz can be found on our course Blackboard page.
 - You have fifteen minutes to complete five multiple choice and/or true-false questions.
 - Due no later than Saturday and must be submitted by 11:59 p.m. central time.
 - Grading: Five points possible

Week of 28 September:

Unit 10: Basic Contract Law

Unit 11: Real Estate Purchase Contract

- Read the chapters.
- Define “Key Terms”
 - A list of “Key Terms” can be found at the end of each chapter.
 - Definitions for those “Key Terms” are found at the end of our textbook.
 - Type each chapter’s “Key Terms” and the definitions of these “Key Terms” into a document, such as a Microsoft Word document, and upload that document at the spot designated “Dropbox- Key Terms Defined” on our course Blackboard page.
 - Grading: Five points awarded for each chapter’s key terms you define and upload into its correct dropbox
- Take the quiz
 - This quiz can be found on our course Blackboard page.
 - You have fifteen minutes to complete five multiple choice and/or true-false questions.
 - Due no later than Saturday and must be submitted by 11:59 p.m. central time.
 - Grading: Five points possible
- **EXAM #2: Units 6, 7, 8, 9, 10, & 11**
 - Exam can be found on our course Blackboard page.
 - You have forty five minutes to complete fifteen multiple choice and/or true-false questions.
 - Due no later than Saturday and must be submitted no later than 11:59 p.m. central time.

Week of 5 October:*Unit 12: Agency and Brokerage*

- Read the chapter.
- Define “Key Terms”
 - A list of “Key Terms” can be found at the end of the chapter.
 - Definitions for those “Key Terms” are found at the end of our textbook.
 - Type these “Key Terms” and the definitions of these “Key Terms” into a document, such as a Microsoft Word document, and upload that document at the spot designated “Dropbox- Key Terms Defined” on our course Blackboard page.
 - Grading: Five points awarded for each chapter’s key terms you define and upload into its correct dropbox.
- Take the chapter quiz
 - This chapter’s quiz can be found on our course Blackboard page.
 - You have fifteen minutes to complete five multiple choice and/or true-false questions.
 - Due no later than Saturday and must be submitted by 11:59 p.m. central time.
 - Grading: Five points possible

Week of 12 October:*Unit 13: Fraud and Misrepresentation**Unit 14: Involuntary Liens Against Title*

- Read the chapters.
- Define “Key Terms”
 - A list of “Key Terms” can be found at the end of each chapter.
 - Definitions for those “Key Terms” are found at the end of our textbook.
 - Type each chapter’s “Key Terms” and the definitions of these “Key Terms” into a document, such as a Microsoft Word document, and upload that document at the spot designated “Dropbox- Key Terms Defined” on our course Blackboard page.
 - Grading: Five points awarded for each chapter’s key terms you define and upload into its correct dropbox.
- Take the quiz
 - This quiz can be found on our course Blackboard page.
 - You have fifteen minutes to complete five multiple choice and/or true-false questions.
 - Due no later than Saturday and must be submitted by 11:59 p.m. central time.
 - Grading: Five points possible

Week of 19 October:

Unit 15: Deeds

Unit 16: Land Descriptions

- Read the chapters.
- Define “Key Terms”
 - A list of “Key Terms” can be found at the end of the chapters.
 - Definitions for those “Key Terms” are found at the end of our textbook.
 - Type each chapter’s “Key Terms” and the definitions of these “Key Terms” into a document, such as a Microsoft Word document, and upload that document at the spot designated “Dropbox- Key Terms Defined” on our course Blackboard page.
 - Grading: Five points awarded for each chapter’s key terms you define and upload into its correct dropbox.
- Take the quiz
 - This quiz can be found on our course Blackboard page.
 - You have fifteen minutes to complete five multiple choice and/or true-false questions.
 - Due no later than Saturday and must be submitted by 11:59 p.m. central time.
 - Grading: Five points possible
- **EXAM #3: Units 12, 13, 14, 15, & 16**
 - Exam can be found on our course Blackboard page.
 - You have forty five minutes to complete fifteen multiple choice and/or true-false questions.
 - Due no later than Saturday and must be submitted no later than 11:59 p.m. central time.

Week of 26 October:

Unit 17: Involuntary Transfers

Unit 18: Recording and Assurance of Title

- Read the chapters.
- Define “Key Terms”
 - A list of “Key Terms” can be found at the end of each chapter.
 - Definitions for those “Key Terms” are found at the end of our textbook.
 - Type each chapter’s “Key Terms” and the definitions of these “Key Terms” into a document, such as a Microsoft Word document, and upload that document at the spot designated “Dropbox- Key Terms Defined” on our course Blackboard page.
 - Grading: Five points awarded for each chapter’s key terms you define and upload into its correct dropbox.
- Take the quiz
 - This quiz can be found on our course Blackboard page.
 - You have fifteen minutes to complete five multiple choice and/or true-false questions.
 - Due no later than Saturday and must be submitted by 11:59 p.m. central time.
 - Grading: Five points possible

Week of 2 November:

Unit 19: Closing the Real Estate Transaction

Unit 20: Escrow Closing Read the chapter.

- Define “Key Terms”
 - A list of each chapter’s “Key Terms” can be found at the end of the chapter.
 - Definitions for those “Key Terms” are found at the end of our textbook.
 - Type each chapter’s “Key Terms” and the definitions of these “Key Terms” into a document, such as a Microsoft Word document, and upload that document at the spot designated “Dropbox- Key Terms Defined” on our course Blackboard page.
 - Grading: Five points awarded for each chapter’s key terms you define and upload into its correct dropbox.
- Take the quiz
 - This quiz can be found on our course Blackboard page.
 - You have fifteen minutes to complete five multiple choice and/or true-false questions.
 - Due no later than Saturday and must be submitted by 11:59 p.m. central time.
 - Grading: Five points possible

Week of 9 November:

Unit 21: Mortgages

- Define “Key Terms”
 - A list of “Key Terms” can be found at the end of the chapter.
 - Definitions for those “Key Terms” are found at the end of our textbook.
 - Type these “Key Terms” and the definitions of these “Key Terms” into a document, such as a Microsoft Word document, and upload that document at the spot designated “Dropbox- Key Terms Defined” on our course Blackboard page.
 - Grading: Five points awarded for each chapter’s key terms you define and upload into its correct dropbox.
- Take the chapter quiz
 - This chapter’s quiz can be found on our course Blackboard page.
 - You have fifteen minutes to complete five multiple choice and/or true-false questions.
 - Due no later than Saturday and must be submitted by 11:59 p.m. central time.
 - Grading: Five points possible
- **EXAM #4: Units 17, 18, 19, 20, & 21**
 - Exam can be found on our course Blackboard page.
 - You have forty five minutes to complete fifteen multiple choice and/or true-false questions.
 - Due no later than Saturday and must be submitted no later than 11:59 p.m. central time.

Week of 16 November:

Unit 22: Land Installment Contracts

Unit 23: Fair Housing Law

- Read the chapter.
- Define “Key Terms”
 - A list of “Key Terms” can be found at the end of each chapter.
 - Definitions for those “Key Terms” are found at the end of our textbook.
 - Type each chapter’s “Key Terms” and the definitions of these “Key Terms” into a document, such as a Microsoft Word document, and upload that document at the spot designated “Dropbox- Key Terms Defined” on our course Blackboard page.
 - Grading: Five points awarded for each chapter’s key terms you define and upload into its correct dropbox.
- Take the quiz
 - This quiz can be found on our course Blackboard page.
 - You have fifteen minutes to complete five multiple choice and/or true-false questions.
 - Due no later than Saturday and must be submitted by 11:59 p.m. central time.
 - Grading: Five points possible

Week of 23 November:

- Thanksgiving holiday. You have nothing due this week.

Week of 30 November:

Unit 24: Land Use: The Constitution and the Plan

Unit 25: Regulation of Land Development Read the chapter.

- Define “Key Terms”
 - A list of “Key Terms” can be found at the end of each chapter.
 - Definitions for those “Key Terms” are found at the end of our textbook.
 - Type each chapter’s “Key Terms” and the definitions of these “Key Terms” into a document, such as a Microsoft Word document, and upload that document at the spot designated “Dropbox- Key Terms Defined” on our course Blackboard page.
 - Grading: Five points awarded for each chapter’s key terms you define and upload into its correct dropbox.
- Take the quiz
 - This quiz can be found on our course Blackboard page.
 - You have fifteen minutes to complete five multiple choice and/or true-false questions.
 - Due no later than Saturday and must be submitted by 11:59 p.m. central time.
 - Grading: Five points possible
- **EXAM #5: Units 22, 23, 24, & 25**
 - Exam can be found on our course Blackboard page.
 - You have forty five minutes to complete fifteen multiple choice and/or true-false questions.
 - Due no later than Saturday and must be submitted no later than 11:59 p.m. central time.

Week of 7 December:

- Comprehensive Final Exam
 - You can find this exam on our course Blackboard page in the same spot all of our quizzes and exams throughout the semester have been found.
 - Our final exam is not proctored.
 - You have four hours to complete seventy multiple choice and/or true-false questions.
 - Our final exam will open the morning of the first day of WKU's final exam week, Monday, 7 December. You must complete and submit our final exam no later than the final day of WKU's final exam week, Friday, 11 December. Your final exam must be submitted no later than 11:59 p.m. central time.