

Syllabus
Real Estate Transactions/Practical Drafting
Course Number 5397
Spring 2018

Professor: Chris Long (Adjunct)
Credit: 3 Hours
Course Area: Real Estate
Time: Online

Welcome to the first online drafting course. The following is the structure of the course. The blackboard part of the course will be available after the first week.

Week one:

1. the State Bar of Texas will send you a link to download your manual or “textbook” for the class. Please download as soon as possible. Subsequent weeks will contain assignments from this manual.
2. Each student is to draft a memo to be the send my email to the professor by Sunday at 11:59 pm. The memo should include information about student’s background including major in college, extracurricular activities, work experience, law school property courses taken and any other experience with real estate if any. Week Two through the end of the semester:

Week two through the end of the course.

1. Each week objectives, reading, videos, discussion topic and assignment (if any) will be shown. Each week will pop in on Sunday for the following week.
2. For participation credit (Which I give) the students will have to post to the discussion board by Wednesday and answer to students posts by Sunday at midnight.
3. The class can be held on blackboard collaborate but some weeks may be videos of subject matter of interest to the course.
4. There will be an online virtual office hour each week. This will be Monday at 5:00. This is not mandatory and no participation points are given. However, I will be answering questions on the reading assignments.

Course Description: This is a “nuts and bolts practical course that will consider the basic building blocks of real estate transactions. It will survey a wide range of various common real estate transactions and related matters. Many topics to be covered apply both to commercial and consumer real estate transactions. Some consumer transactions will be considered, but the primary focus will be on commercial transactions. Matters to be covered will include estates in land, legal

descriptions, brokerage agreements, conveyancing documents, recordation statutes, chain of title, purchase agreements, selected oil, gas and mineral issues as they may impact real estate title and development, basic methods for real estate finance, promissory notes, deed of trust, homestead rights, troubled loan workout issues, foreclosure, leases, ethics and lawyer liability issues in real estate transactions. Course assignments will include the drafting of various documents, in part or in whole, including client and other letters, deeds, promissory notes, sales contracts, deeds of trust, foreclosure documents and leases.

Grading:

The course grading will be as follows:

- | | |
|-------------------------|-----|
| 1. Online Participation | 30% |
| 2. Assignments | 30% |
| 3. Final Exam | 40% |

Please feel free to contact me with any questions. I can be contacted at chris.long@cadencebank.com or 214-244-8822. Please list drafting class in the subject line of the email.

If anyone needs special accommodations please contact the law school for arrangements to be made,

Week Two through the end of the semester:

Each week objectives, reading, videos, discussion topic and assignment (if any) will be shown. Each week will pop in on Sunday for the following week.

For participation credit (Which I give) the students will have to post to the discussion board by Wednesday and answer to students posts by Sunday at midnight.

The class can be held on blackboard collaborate but some weeks may be videos of subject matter of interest to the course.

Course Description: This is a “nuts and bolts practical course that will consider the basic building blocks of real estate transactions. It will survey a wide range of various common real estate transactions and related matters. Many topics to be covered apply both to commercial and consumer real estate transactions. Some consumer transactions will be considered, but the primary focus will be on commercial transactions. Matters to be covered will include estates in land, legal descriptions, brokerage agreements, conveyancing documents, recordation statutes, chain of title, purchase agreements, selected oil, gas and mineral issues as they may impact real estate title and development, basic methods for real estate finance, promissory notes, deed of trust, homestead rights, troubled loan workout issues, foreclosure, leases, ethics and lawyer liability issues in real estate transactions. Course assignments will include the drafting of various documents, in part or in whole, including client and other letters, deeds, promissory notes, sales contracts, deeds of trust, foreclosure documents and leases.