



Real Estate Law Program Overview

Representation of real estate clients is a major area of practice for many law firms, and opportunities for real estate paralegals are numerous. The Real Estate Paralegal course prepares students for entry-level positions with law firms that deal in real estate cases. This course covers the elements of real property; different methods used in recording and describing deeds; transference of title; rights associated with real estate ownership; elements of real estate contracts; basic landlord/tenant law; deeds, mortgages, and restrictions on land use; title insurance and title examination; the closing process; and tax implications of real estate transactions. The e-text that accompanies this course includes figures, tables and sample forms to provide visual aids for learning; annotated documents that focus on relevant sections of actual legal documents; case excerpts; and highlights of the specific skills students will need as real estate paralegals.

Program Objectives

- To define real property and differentiate between types of ownership and estates.
- To describe the different forms of concurrent ownership.
- To discuss encumbrances, easements, and licenses.
- To outline the basic requirements for a legal contract, explain the remedies for a breach of contract, and identify the parties to a contract.
- To explain how to prepare a deed.
- To identify the paralegal's role in certain aspects of real estate finance.
- To discuss title examinations, and explain the paralegal's role in ordering and preparing title examinations.
- To describe the importance of title insurance and discuss how to prepare an insurance commitment and review a title insurance policy.
- To outline the parts of a real estate closing and discuss the closing process.

- To provide samples of real estate documents including affidavits, deeds, closing statements and other documents, and explain how to complete each document.
- To explain and differentiate between the condominium and cooperative form of property ownership.
- To describe different methods of surveying and land description and explain how to prepare a legal description of land.
- To discuss commercial leases and lease provisions, including the remedies for a default of the lease available to both the landlord and the tenant.
- To identify and describe the express and implied powers of corporations.
- To describe the duties agents and principles owe to each other.

Program Outline

Lesson 1: Introduction and Estates

- An Introduction to Real Estate
- Estates in Real Property

Lesson 2: Property Descriptions, Transferring Title, and Rights Associated with Real Estate

- Property Descriptions and Determining Property Boundaries
- Transferring Title to Real Estate
- Rights Associated with Real Estate

Lesson 3: Real Estate Contracts, Landlord and Tenant Laws, and Deeds

- Real Estate Contracts
- Landlord and Tenant Law
- Real Estate Deeds

Lesson 4: Mortgages and Restrictions on the Use of Land

- Mortgages and Financing the Purchase of Real Estate

- Public and Private Restrictions on the Use of Land

Lesson 5: Real Estate Professions; Title Insurance and Title Examinations

- Real Estate Professions
- Title Insurance and Title Examinations

Lesson 6: The Closing and Taxation Issues in Real Property

- The Closing
- Taxation Issues in Real Property