Syllabus
Spring 2020
FOR 575: Real Estate Law
Stephen F. Austin State University

Instructor: Dr. Gary D. Kronrad

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Office Hours: 8 a.m. - 5 p.m., Monday - Friday.

Extra Help: Without an appointment: Any time during office hours.
With an appointment: 8 a.m. – 6 p.m., Monday - Sunday.

Course Text: Texas Real Estate, 12th Edition, Charles J. Jacobus. Additional reading materials may be distributed throughout the semester.

Course Description: Examination of real-estate concepts including estates in land, contracts, real property rights, voluntary and involuntary conveyances, land descriptions, liens, evidence of title, recording procedures, & landlord-tenant law. For this three-credit hour online course, you should plan to spend about 9 actual hours per week in working on the course. During this time, you will be reading and viewing course content, completing quizzes and assignments, and participating in discussions. For some weeks you may find yourself spending more than 9 actual hours per week.

Program Learning Outcomes: Program learning outcomes define the knowledge, skills, and abilities students are expected to demonstrate upon completion of an academic program. These learning outcomes are regularly assessed to determine student learning and to evaluate overall program effectiveness. You may access the program learning outcomes for your major and particular courses at http://www.sfasu.edu/cob/ugplo.asp.

Student Learning Outcomes/Course Goals and Objectives: Upon completion of the course, the student should understand the following items covered during classes:

1. Nature & description of real estate
2. Rights & interests in real estate
3. Forms of real-estate ownership
4. Transfer of title to real estate
5. Public real-estate recording
6. Contract law
7. Real-estate leases
8. Landlord-tenant law
9. Land-use control
10. Fair housing/credit laws
Course Requirements:

**Quizzes:** Each of the course’s ten (10) chapter quizzes covers only the material included in the “Content” for that chapter. Each quiz is worth 5% of your overall grade. Thus, in total, quizzes are worth 50% of your overall grade.

**Assignments:** The course includes at least four (4) assignments. The number of assignments is not pre-determined, so assignments might be added during the duration of the course. Assignments are weighted equally and, collectively, account for 40% of your overall grade.

**Discussion:** The remainder of your grade will be comprised of at least five (5) discussion-board assignments. The number of assignments is not predetermined, so assignments might be added during the duration of the course. Assignments are weighted equally and, collectively, account for 10% of your overall grade.

**Paper:** Student will submit a written assignment that discusses how timber is defined in real estate law, legal matters pertaining to harvest, and lender lien perfection.

**Grades:** All grades are calculated by percentage. Decimals are not rounded up. For example, 79.99 = 79. NOTE: Any graded item submitted after its deadline (even if late by only one minute) will receive no credit. NO EXCEPTIONS. Thus, I urge you not to wait until just before deadlines to submit graded items. As indicated above, grade weights are as follows:

- Chapter Quizzes: 50% of overall grade
- Assignments: 40% of overall grade
- Discussions: 5% of overall grade
- Paper: 5% of overall grade

**Course Calendar:** The course is divided into four modules. Any significant deviation(s) from the following list of unit topics will be announced to students either during class or via email:

- Module 1: Nature & Description of Real Estate; Rights & Interests in Land; Land Use Control
- Module 2: Forms of Ownership; Condominiums, Cooperatives, Planned-Unit Developments, & Timeshares
- Module 3: Contracts; Transferring Title; Recordation, Abstracts, & Title Insurance
- Module 4: Leases; Fair Housing/Credit Laws
UNIVERSITY POLICIES

Academic Integrity (A-9.1)

Academic integrity is a responsibility of all university faculty and students. Faculty members promote academic integrity in multiple ways including instruction on the components of academic honesty, as well as abiding by university policy on penalties for cheating and plagiarism.

Definition of Academic Dishonesty
Academic dishonesty includes both cheating and plagiarism. Cheating includes but is not limited to (1) using or attempting to use unauthorized materials to aid in achieving a better grade on a component of a class; (2) the falsification or invention of any information, including citations, on an assigned exercise; and/or (3) helping or attempting to help another in an act of cheating or plagiarism. Plagiarism is presenting the words or ideas of another person as if they were your own. Examples of plagiarism are (1) submitting an assignment as if it were one's own work when, in fact, it is at least partly the work of another; (2) submitting a work that has been purchased or otherwise obtained from an Internet source or another source; and (3) incorporating the words or ideas of an author into one's paper without giving the author due credit.
Please read the complete policy at http://www.sfasu.edu/policies/academic_integrity.asp

Withheld Grades Semester Grades Policy (A-54)
Ordinarily, at the discretion of the instructor of record and with the approval of the academic chair/director, a grade of WH will be assigned only if the student cannot complete the course work because of unavoidable circumstances. Students must complete the work within one calendar year from the end of the semester in which they receive a WH, or the grade automatically becomes an F. If students register for the same course in future terms the WH will automatically become an F and will be counted as a repeated course for the purpose of computing the grade point average.

Students with Disabilities
To obtain disability related accommodations, alternate formats and/or auxiliary aids, students with disabilities must contact the Office of Disability Services (ODS), Human Services Building, and Room 325, 468-3004 / 468-1004 (TDD) as early as possible in the semester. Once verified, ODS will notify the course instructor and outline the accommodation and/or auxiliary aids to be provided. Failure to request services in a timely manner may delay your accommodations. For additional information, go to http://www.sfasu.edu/disabilityservices/.

Student Code of Conduct: Policy 10.4
Classroom behavior should not interfere with the instructor’s ability to conduct the class or the ability of other students to learn from the instructional program. Unacceptable or disruptive behavior will not be tolerated. Students who disrupt the learning environment may be asked to leave class and may be subject to judicial, academic or other penalties. This policy applies to all instructional forums, including electronic,
classroom, labs, discussion groups, field trips, etc. The instructor shall have full discretion over what behavior is appropriate/inappropriate in the classroom. Students who do not attend class regularly or who perform poorly on class projects/exams may be referred to the iCare: Early Alert Program at SFA. Information regarding the iCare program is found at https://www.sfasu.edu/judicial/earlyalert.asp or call the office at 936-468-2703.