

Cover Sheet: Request 10707

LAW6XXX Real Estate Transactions

Info

Process	Course New Ugrad/Pro
Status	Pending
Submitter	Dampier,Tanya tdampier@law.ufl.edu
Created	1/29/2016 10:49:41 AM
Updated	1/30/2016 9:00:57 PM
Description	Introduce the study of contracts commonly used in the purchase and sale of real property, legal descriptions used in real property, problems with the water boundaries in Florida, recording statutes and legal issues involving priority and attorney-client relationships and Rules regulating lawyers in the practice of real estate law.

Actions

Step	Status	Group	User	Comment	Updated
Department	Approved	LAW - Juris Doctor 012406001	Mashburn, Amy Rebecca		1/30/2016
No document changes					
College	Approved	LAW - College of Law	Mashburn, Amy Rebecca		1/30/2016
No document changes					
University Curriculum Committee	Pending	PV - University Curriculum Committee (UCC)			1/30/2016
No document changes					
Statewide Course Numbering System					
No document changes					
Office of the Registrar					
No document changes					
Student Academic Support System					
No document changes					
Catalog					
No document changes					
College Notified					
No document changes					

Course|New for request 10707

Info

Request: LAW6XXX Real Estate Transactions

Submitter: Dampier,Tanya tdampier@law.ufl.edu

Created: 1/29/2016 10:49:41 AM

Form version: 1

Responses

Recommended Prefix

Enter the three letter code indicating placement of course within the discipline (e.g., POS, ATR, ENC). Note that for new course proposals, in rare cases SCNS will assign a different prefix.

Response:

LAW

Course Level

Select the one digit code preceding the course number that indicates the course level at which the course is taught (e.g., 1=freshman, 2=sophomore, etc.).

Response:

6

Number

Enter the three digit code indicating the specific content of the course based on the SCNS taxonomy and course equivalency profiles. For new course requests, this may be XXX until SCNS assigns an appropriate number.

Response:

XXX

Lab Code

Enter the lab code to indicate whether the course is lecture only (None), lab only (L), or a combined lecture and lab (C).

Response:

None

Course Title

Enter the title of the course as it should appear in the Academic Catalog.

Response:

Real Estate Transactions

Transcript Title

Enter the title that will appear in the transcript and the schedule of courses. Note that this must be limited to 21 characters (including spaces and punctuation).

Response:
Real Estate Trans.

Effective Term

Select the requested term that the course will first be offered. Selecting "Earliest" will allow the course to be active in the earliest term after SCNS approval. If a specific term and year are selected, this should reflect the department's best projection. Courses cannot be implemented retroactively, and therefore the actual effective term cannot be prior to SCNS approval, which must be obtained prior to the first day of classes for the effective term. SCNS approval typically requires 2 to 6 weeks after approval of the course at UF.

Response:
Earliest Available

Effective Year

Select the requested year that the course will first be offered. See preceding item for further information.

Response:
Earliest Available

Rotating Topic?

Select "Yes" if the course will have rotating (varying) topics in different terms. For rotating topics courses, the course title in the Schedule of Courses and the transcript can vary with the topic.

Response:
No

Amount of Credit

Select the number of credits awarded to the student upon successful completion, or select "Variable" if the course will be offered with variable credit and then indicate the minimum and maximum credits per section. Note that credit hours are regulated by Rule 6A-10.033, FAC. If you select "Variable" for the amount of credit, additional fields will appear in which to indicate the minimum and maximum number of total credits.

Response:
3

Repeatable Credit?

Select "Yes" if the course may be repeated for credit. Some courses, such as independent study courses, will have rotating (variable) topics. Students may be allowed to repeat these courses provided the content is different.

Response:

No

S/U Only?

Select "Yes" if all students should be graded as S/U in the course. Note that each course must be entered into the UF curriculum inventory as letter-graded or S/U. A course may not have both options. However, letter-graded courses allow students to take the course S/U with instructor permission.

Response:

No

Contact Type

Select the best option to describe course contact type. This selection determines whether base hours or headcount hours will be used to determine the total contact hours per credit hour. Note that the headcount hour options are for courses that involve contact between the student and the professor on an individual basis.

Response:

Regularly Scheduled

- Regularly Scheduled [base hr]
- Thesis/Dissertation Supervision [1.0 headcount hr]
- Directed Individual Studies [0.5 headcount hr]
- Supervision of Student Interns [0.8 headcount hr]
- Supervision of Teaching/Research [0.5 headcount hr]
- Supervision of Cooperative Education [0.8 headcount hr]

Contact the Office of Institutional Planning and Research (352-392-0456) with questions regarding contact type.

Degree Type

Select the type of degree program for which this course is intended.

Response:

Professional

Weekly Contact Hours

Indicate the number of hours faculty will have contact with students each week on average throughout the duration of the course.

Response:

3

Category of Instruction

Indicate whether the course is introductory, intermediate or advanced. Introductory courses are those that require no prerequisites and are general in nature. Intermediate courses require some

prior preparation in a related area. Advanced courses require specific competencies or knowledge relevant to the topic prior to enrollment.

Response:
Joint (Grad/Pro)

- 1000 and 2000 level = Introductory undergraduate
- 3000 level = Intermediate undergraduate
- 4000 level = Advanced undergraduate
- 5000 level = Introductory graduate
- 6000 level = Intermediate graduate
- 7000 level = Advanced graduate

4000/5000 and 4000/6000 levels = Joint undergraduate/graduate (these must be approved by the UCC and the Graduate Council)

Delivery Method(s)

Indicate all platforms through which the course is currently planned to be delivered.

Response:
On-Campus

Course Description

Provide a brief narrative description of the course content. This description will be published in the Academic Catalog and is limited to 50 words or fewer. See course description guidelines.

Response:
Introduce the study of contracts commonly used in the purchase and sale of real property, legal descriptions used in real property, problems with the water boundaries in Florida, recording statutes and legal issues involving priority and attorney-client relationships and Rules regulating lawyers in the practice of real estate law.

Prerequisites

Indicate all requirements that must be satisfied prior to enrollment in the course. Prerequisites will be automatically checked for each student attempting to register for the course. The prerequisite will be published in the Academic Catalog and must be formulated so that it can be enforced in the registration system. Please note that upper division courses (i.e., intermediate or advanced level of instruction) must have proper prerequisites to target the appropriate audience for the course.

Response:
None

Completing Prerequisites on UCC forms:

- Use "&" and "or" to conjoin multiple requirements; do not use commas, semicolons, etc.
- Use parentheses to specify groupings in multiple requirements.
- Specifying a course prerequisite (without specifying a grade) assumes the required passing grade is D-. In order to specify a different grade, include the grade in parentheses immediately after the course number. For example, "MAC 2311(B)" indicates that students are required to obtain a grade of B in Calculus I. MAC2311 by itself would only require a grade of D-.
- Specify all majors or minors included (if all majors in a college are acceptable the college code is

sufficient).

- "Permission of department" is always an option so it should not be included in any prerequisite or co-requisite.

Example: A grade of C in HSC 3502, passing grades in HSC 3057 or HSC 4558, and major/minor in PPHP should be written as follows:

HSC 3502(C) & (HSC 3057 or HSC 4558) & (HP college or (HS or CMS or DSC or HP or RS minor))

Co-requisites

Indicate all requirements that must be taken concurrently with the course. Co-requisites are not checked by the registration system.

Response:

None

Rationale and Placement in Curriculum

Explain the rationale for offering the course and its place in the curriculum.

Response:

This upper level elective course will provide students an in depth study of real property and the different documents used for Real Estate Transactions.

Course Objectives

Describe the core knowledge and skills that student should derive from the course. The objectives should be both observable and measurable.

Response:

At the end of this course students will be able to understand the contracts commonly used in the purchase and sale of real property, the application of the Statute of Frauds, claims based upon fraud and misrepresentation, various forms of legal descriptions used to describe real property and the Survey of Public Lands by the Government Land Office, applicable federal and state laws controlling the conveyance of real property, issues and problems common with the land and water boundaries in Florida, the recording statutes and the issues involving priority and delivery, and the attorney client relationship and the regulation of lawyers in the practice of real estate law.

Course Textbook(s) and/or Other Assigned Reading

Enter the title, author(s) and publication date of textbooks and/or readings that will be assigned, or a representative list of readings.

Response:

Real Estate Transfer, Finance, and Development, Eighth Edition, by Nelson & Whitman (ISBN 978-0-314-19446-6), Chapters 1, 2, 3, and materials provided during the semester.

Weekly Schedule of Topics

Provide a projected weekly schedule of topics. This should have sufficient detail to evaluate how the course would meet current curricular needs and the extent to which it overlaps with existing courses at UF.

Response:

Class 1 - Introduction to Class and Definition of Real Property

Class 2 (p.1-21) - Introduction (cont.) Use of Brokers in the transaction

Class 3 & 4 (p.21-52) - Statute of Frauds Real Estate Contracts and Remedies

Class 5 & 6 (p.52-73) - Real Estate Contracts and Remedies Time for Performance and Tender

Class 7 & 8 (p.73-95 & 99-106) - Title Conveyed Equitable Conversion Introduction to Mortgages Conditions in the Contract

Class 9 & 10 (p.106-126) - Conditions in the Contract (cont.) Complete Chapter 1 and Introduction of Chapter 2

Class 11 & 12 (p.127-150) - Deeds; Land Descriptions and Water and Land Boundaries

Class 13 & 14 (p.142-150) (cont.) - Land Descriptions and Water and Land Boundaries (cont.) and Speaker to discuss the concept of Boundaries

Class 15 & 16 (p.151-164) - Delivery and Escrow

Class 17 & 18 (p.168-201) - Warranties of Quality of Improvements and Title Covenants in Deeds

Class 19 & 20 (p.189-201 & 201-238) - Title Covenants in Deeds (cont.) Title Assurance

Class 21 (p.219-238) (cont.) - Title Assurance (cont.)

Class 22 - Title Insurance

Class 23 (p.238-259) - Settlement and RESPA

Class 24 (p.264-269) - Settlement (cont.) - Speaker to discuss the Settlement and Closing of a Real Estate Transaction

Class 25 & 26 (p.272-293) - Deeds, Use of Mortgage Substitutes, Right of Redemption

Class 27 & 28 No Class - Thanksgiving Holiday

Grading Scheme

List the types of assessments, assignments and other activities that will be used to determine the course grade, and the percentage contribution from each. This list should have sufficient detail to evaluate the course rigor and grade integrity.

Response:

A student's grade will be based upon the student's final exam score and class participation. The mean grade for the Class will be between 3.15 and 3.25. The final exam will be an assortment of Multiple Choice and/or True/False questions and/or questions requiring short essay answers and/or long essay answers. Regardless of format, the exam will be closed book, and the use of computers will not be allowed. The exam questions will be based upon the class discussions (even if not included within the test), the text, and the materials and outlines provided as part of the class work. Accordingly, class attendance is encouraged to assure the student has been provided instruction of all of the issues to be tested within the exam. The law school policy on delay in taking exams can be found at: <http://www.law.ufl.edu/student-affairs/current-students/academic-policies#12>.

Information on UF Law grading policies

A (Excellent) 4.00 C (Satisfactory) 2.00
A- 3.67 C- 1.67
B+ 3.33 D+ 1.33
B (Good) 3.00 D (Poor) 1.00
B- 2.67 D- 0.67
C+ 2.33 E (Failure) 0.00

Note: Per faculty policy, the mandatory mean grade for all course sections is 3.15-3.25, inclusive. If the mean GPA for students enrolled in the course section (determined as of the beginning of the semester) is above 3.2, the lower end of the range is 3.15 and the upper end of the range may be .05 higher than the mean GPA of the students enrolled in the course. If the mean GPA of the students enrolled in the course section (determined as of the beginning of the semester) is below 3.2, the lower end of the range may be .05 lower than the mean GPA of the students enrolled in the course and the upper end of the range shall be 3.25.

For courses in which there are 25 or fewer students enrolled in total in all sections of the course being offered in a given semester, the range is recommended rather than mandatory; in no event, however, may the mean grade exceed 3.6 except as follows: If the mean GPA for students enrolled in the course section (determined as of the beginning of the semester) is above 3.55, the mean grade for the course section may exceed 3.6, but may not exceed the mean GPA of the students enrolled in the course section plus .05.

Grades awarded to LL.M. students, exchange students, and graduate students, and grades of E are excluded from calculation of the mean grade. The law school grading policy is available at: <http://www.law.ufl.edu/student-affairs/currentstudents>

Instructor(s)

Enter the name of the planned instructor or instructors, or "to be determined" if instructors are not yet identified.

Response:
Jeffrey R. Dollinger, Esquire