



Course Syllabus

Course #: RST 2110 Course Name: Real Estate Law

Division: Business Technologies

Class Days: Tuesday and Thursday Class Time: 6:30-9:30 p.m.
Location: Classroom: Laboratory:
Credit Hours: 3 Contact Hours: 3 Lab Hours: 0 Lecture Hours: 3

Instructor: Norman P. Solze, J.D. Office Location:
Phone: Email Address:
Office Hours:
Division Office/Location: B 104 Division Fax: 419-334-9414
Full-time Contact Person: Phone(s):

Course Description:

Topics will include the law of agency as applied to brokers and salesmen, law of fixtures, estates (including leases), mortgages and liens, closing transactions, license and zoning laws of Ohio. (All)

Prerequisite(s):

None

Corequisite(s):

None

Entry Level Skills and Knowledge:

College-level reading, writing, speaking, listening, and note-taking skills.

Required Texts, Supplies and Equipment:

OHIO REAL ESTATE LAW, 8TH EDITION
by Carol Knowlton Irvin, J.D. and James D. Irvin, J.D.
(ISBN: 0-324-23300-0)
Published by Thomson/South-Western.

Grading:

The grading scale is as follows:

A = 90%

B = 80%

C = 70%

D = 60%

Learning Outcomes:

General Education

Technical

1. The student will analyze and understand the license law procedures of the Ohio Division of Real Estate and how Terra Community College performs its mandate as an approved Real Estate School.
2. The student will be given solid instructions in both federal and state civil rights issues as they apply to fair housing issues.
3. Subject matter content mandated by the Ohio Division includes the legal system, estates in land, forms of multiple ownership, contracts, deeds, wills and estates, agency, regulations covering brokers and salespeople, civil rights, closings, and evidence of title, mortgages, liens, and legal issues in real estate financing, public control of land use, and landlord/tenancy issues.

Assessment of Student Learning:

Assessment Project and Measurement in course (if any):

Plan of Work:

Session	Date	Activities
Session 1		Chapter 1 Basic Law
Session 2		Chapter 2 Land as Property
Session 3		Chapter 3 Estates and Interests in Land
Session 4		Chapter 4 Several and Joint Interest
Session 5		Chapter 5 Deeds Contracts
Session 6		Chapter 6 Contracts
Session 7		Chapter 7 TEST #1 Finance, Foreclosure, and Liens
Session 8		Chapter 8 Closing and Proof of Title
Session 9		Chapter 9 Agency and Liability—Sections I and II
Session 10		Chapter 10 Liability: Fraud and Deceit
Session 11		Chapter 11 Ohio Real Estate License Laws
Session 12		Chapter 12 Fair Housing TEST #2
Session 13		Chapter 13 Control and Regulation of Land
Session 14		Chapter 14 Landlord-Tenant Law
Session 15		Chapter 15 Decedents' Estates and Review
Session 16		Review FINAL EXAM

Course Requirements:

Tests 1 and 2	25 points each	50 points
Final Exam	Comprehensive	50 points
TOTAL		100 points

In order to sit for the licensing exam, you are required to spend 40 hours in class and receive a grade of C or above. More than two absences will preclude you from taking the licensing exam regardless of your grade in the class.

Policies

Course Withdrawing: If for any reason you need to withdraw from this course, be certain that you do so according to College procedure. It is your responsibility to know and follow this procedure. If you simply stop coming to class, without officially withdrawing from the course, your grade is an automatic "F." Please follow official College procedure for withdrawing from this or any course.

College Academic Policies are located in the College Catalog. A copy of the current catalog may be picked up in any of the division offices or admissions. The list of college policies is also available online at <https://www.terra.edu/register/Collegecat/policies.asp>.

Support Services: The College offers a number of support services to assist in your success in this course and all courses. Among these services are the Writing & Math Center in B105, the Office of Learning Support Services, which coordinates the campus disability services and tutoring programs, the computer labs, and the computers in the atriums.

Any student who feels he/she may need an accommodation based on the documentation of a disability should contact the Office of Learning Support Services privately to discuss his/her specific issues. Please contact the OLSS at (419) 334-8400 X 2208 or visit 100 Roy Klay Hall (Building A) to coordinate reasonable accommodations.

If you have a documented disability and are receiving academic accommodations through the Office of Learning Support Services, please schedule a meeting with your instructor in a timely manner so that we may discuss how these services will be arranged.

Tutoring services are available to students beginning the second week of every semester. Students requesting tutoring services should obtain a tutor request form from the OLSS in 100 Roy Klay Hall (Building A) or online at the Terra website. Please note that instructor verification and acceptance of the Student Learner Agreement is necessary for all tutoring requests. All requests should be submitted to 100 Roy Klay Hall (Building A).