



Syllabus

PLG 210 Real Property Law and Practice

General Information

Date

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Author

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Department

Business

Course Prefix

PLG

Course Number

210

Course Title

Real Property Law and Practice

Course Information

Credit Hours

3

Lecture Contact Hours

3

Lab Contact Hours

0

Other Contact Hours

0

Catalog Description

This course is designed to introduce the student to the principles of real property practice. Topics to be covered include elements of real property law, contracts, deeds, encumbrances, legal descriptions, title protection, mortgages, closings, and leases. Emphasis will be placed on the completion of real estate documents and the practicalities of filings and recordings.

Key Assessment

This course does not contain a Key Assessment for any programs

Prerequisites

PLG 100 and PLG 125

Co-requisites

None

Grading Scheme

Letter

First Year Experience/Capstone Designation

This course **DOES NOT** satisfy the outcomes applicable for status as a FYE or Capstone.

SUNY General Education

This course is designated as satisfying a requirement in the following SUNY Gen Ed category

None

FLCC Values

Institutional Learning Outcomes Addressed by the Course

Inquiry

Perseverance

Interconnectedness

Course Learning Outcomes

Course Learning Outcomes

1. Recognize various forms of real property ownership
2. Explain the steps involved in a real estate transfer transaction.
3. Prepare various documents involved in basic real estate transactions.

Outline of Topics Covered

- I. Introduction to Law of Real Property
 - A. Methods of acquiring ownership
 - B. Types of Ownership
 - C. Encumbrances
 - D. Easements and Licenses
- II. Real Estate Contracts

- A. Contract Requirements
- B. Elements of a Real Estate Sales Contract
- C. Preparation and Review of Real Estate Sales Contracts
- D. Remedies for Breach of Contract
- E. Real Estate Brokers
- F. Types of Contracts
 - 1. Residential
 - 2. Commercial
 - 3. Construction

III. Real Estate Transactions

- A. Deeds
 - 1. Types
 - 2. Elements
 - 3. Deed Preparation and Recording
- B. Real Estate Finance
 - 1. Promissory Note
 - 2. Mortgages
 - 3. Other Related Documents
- C. Surveys and Legal Descriptions
 - 1. Surveys
 - 2. Legal Property Descriptions
- D. Real Estate Title Searches and Title Reports
- E. Title Insurance
 - 1. Owner's policy
 - 2. Mortgagee policy
- F. Real Estate Closings
 - 1. File and Document Preparation
 - a. From Seller's Perspective
 - b. From Buyer's Perspective
 - 2. Actual Closing
 - 3. Disbursing, Recording and Transmittal of Final Documents and Funds