

REAL ESTATE TRANSACTIONS

Fall 2013

Course Number 5397

Section Number 25548

Credits: 3

Time: 10:30 a.m. – 12:00 p.m. Tuesday/Thursday

Location: 240 TU2

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Office: BLB-128

Overview and Course Goals: This is an introductory, practical course that will consider a wide range of issues relating to both residential and commercial real estate transactions. The objectives of the course are: (1) to gain a foundation in the substantive law underlying real estate transactions; (2) to understand the professional and ethical questions related to the subject matter; and (3) to develop the analytical and practical skills to address legal issues associated with the conveyancing and financing of real property. Classes will be a combination of lecture, discussion and group exercises.

Text: The required text is George Lefcoe, REAL ESTATE TRANSACTIONS, FINANCE & DEVELOPMENT (LexisNexis, 6th ed. 2009). Additional required cases readings and cases will be posted on the course website (Blackboard). Students are responsible for all assignments listed on the syllabus below, whether it is in the casebook or on Blackboard.

Course Website: Please check Blackboard regularly for assignments and other updates related to the course. You can log on through the UH website (<http://www.uh.edu/blackboard/>).

Grading: The final grade will be primarily based on a three-hour, in-class, open book exam. The exam will be a combination of multiple choice, essay questions and drafting problems.

Participation: Students are expected to be prepared for every class. Any student is welcome to volunteer or ask questions at any time, but for purposes of class discussion, I will divide the class into panels and assign each panel a day when it is "on call." Students in the on call panels will be called on to analyze questions from the Lefcoe text, provide responses to assigned drafting exercises, and to comment on the issues we are discussing. If your panel is on call but you are unprepared, you may let me know before class and I will not call on you that day; you may do this twice during the semester before your grade will be affected. Repeated absences or lateness may also be taken as evidence of lack of preparation. Final grades may be

modified up or down by one level (i.e., from a B to a B+ or A to A-) based on class participation.

Note about Drafting Exercises: A series of short drafting exercises are assigned periodically throughout the semester and will be posted on Blackboard. All students are expected to complete the exercises, but students the on-call panel for that day **must email their responses to me by 10 a.m. the day of class** (unless otherwise instructed). Responses will be used during class, and students in the on-call panel should be prepared to discuss and answer questions about them.

Attendance: An attendance log will be silently passed around each class; initial the log to mark your attendance. Falsifying attendance violates the Law Center's Honor Code. Pursuant to Law Center's policy, you must attend at least 80% of the classes (though you should strive to attend every class). If you miss more than 20% of the classes, I reserve the right to take appropriate disciplinary action, consistent with the Law Center's policies. If a class must be cancelled, a make-up class will be scheduled, consistent with the Law Center's policies.

Office Hours: Thursdays from 4:00-5:30 p.m. in BLB-128. If you would like to meet at another time, please email or call to schedule an appointment.

Use of Technology: Computers are permitted, but should only be used for note-taking purposes. I reserve the right to treat violations of this policy as lack of preparation. Please ensure all other electronic devices (cell phones, etc.) are in silent mode or turned off during class.

Accommodation: If you have a disability and require an accommodation, please contact the Center for Students with Disabilities.

Course Structure: The course is divided into three parts: (I) Acquisition of Real Estate; (II) Financing of Real Estate; and (III) Additional Topics in Real Estate Transactions (Parts I and II will take up the bulk of the semester). Because it is difficult to predict how far we will get in every class, the schedule is subject to adjustment as course progresses. Additional supplemental material may also be posted on the course website that you will be responsible for. You will be given notice of any changes or additions in class and/or via the course website.