

Syllabus
Real Estate Transactions/Practical Drafting
Course Number 6330
Spring 2020

Professor: Chris Long (Adjunct)
Credit: 3 Hours
Course Area Real Estate

Welcome to the Real Estate Drafting . The following is the structure of the course. The blackboard part of the course will be available after the first week.

Week one:

1. The State Bar of Texas will send you a link to download your manual or "textbook" for the class. Please download as soon as possible. Subsequent weeks will contain assignments from this manual.
2. Each student is to draft a memo to be the send my email to the professor by Sunday at 11:59 pm prior to the first class. The memo should include information about student's background including major in college, extracurricular activities, work experience, law school property courses taken and any other experience with real estate if any. Week Two through the end of the semester:

Week two through the end of the course.

1. Each week objectives, reading, videos, discussion topic and assignment (if any) will be discussed in class each week.
2. For participation credit (Which I give) the students will need to participate in class and be prepared when called on.
3. Each class will be in the room assigned by the Law Center. In addition, the assignments and messages will be on blackboard collaborate. Assignments turned in late will have points given reduced.
4. Any assignments turned in 7 days after the due date will not receive points on that assignment and will impact the grade for the course.

Course Description: This is a "nuts and bolts" practical course that will consider the basic building blocks of real estate transactions. It will survey a wide range of various common real estate transactions and related matters. Many topics to be covered apply both to commercial and consumer real estate transactions. Some consumer transactions will be considered, but the primary focus will be on commercial transactions. Matters to be covered will include estates in land, legal descriptions, brokerage agreements, conveyancing documents, recordation statutes, chain of title, purchase agreements, selected oil, gas and mineral issues as they may impact real estate title and development, basic methods for real estate finance, promissory notes, deed of trust, homestead rights, troubled loan workout issues, foreclosure, leases, ethics and lawyer liability issues in real estate transactions. Course assignments will include the drafting of various documents, in part or in whole, including client and other letters, deeds, promissory notes, sales contracts, deeds of trust, foreclosure documents and leases.

Grading:

The course grading will be as follows:

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| 1. Participation | 30% |
| 2. Assignments | 30% |
| 3. Final Exam | 40% Take Home Exam |

Please feel free to contact me with any questions. I can be contacted using the email address of cmlong@sovereignmortgage.com or by cell 214-244-8822. Please list drafting class in the subject line of the email.

If students need special accommodations, please contact the law school or call the number below. Counseling and Psychological Services (CAPS): CAPS can help students who are having difficulties managing stress, adjusting to the demands of a professional program, or feeling sad and hopeless. You can reach CAPS (www.uh.edu/caps) by calling 713-743-5454 during and after business hours for routine appointments or if you or someone you know is in crisis. No appointment is necessary for the "Let's Talk" program, a drop-in consultation service at convenient locations and hours around campus. See: http://www.uh.edu/caps/outreach/lets_talk.html.

Note: I will gladly honor your request to address you by alternate name or gender pronoun. Please advise me of this preference early in the semester so that I may make appropriate changes to my records.