

**Common Course Outline**  
**PALG 108**  
**Real Estate Law for Paralegals**  
**3 Semester Hours**

**The Community College of Baltimore County**

**Description**

**PALG 108 – 3 credits - Real Estate Law for Paralegals** focuses on the laws affecting the possession, purchase, sale, and lease of real estate in Maryland. This course covers estates in land, co-ownership, real estate closings, title searches, abstracts and commitments, easements, and real estate financing. Students research and draft operative documents such as deeds, liens, leases, and promissory notes.

**Prerequisite: PALG 103**

**Overall Course Objectives**

Upon successful completion of this course, students will be able to:

1. analyze ethical problems specific to property law and recommend possible solutions;
2. examine the various estates in land and the legal rights associated with each;
3. analyze concurrent ownership and the primary methods of acquiring real property;
4. distinguish between public and private restrictions on a homeowner's use of real property, including zoning, easements, environmental protections, and police power;
5. utilize different methods to provide a legal description of land;
6. compare the respective responsibilities of brokers and attorneys in real estate law;
7. analyze an option contract, a contract for sale and purchase, and special clauses for the sale and purchase of condominiums and income-producing property;
8. draft a valid Maryland deed and explain the significance of deed recordation;
9. compare the various types of deeds, including their purpose and general usage;
10. differentiate among general, specific, and construction liens and their priority status;
11. differentiate between a deed of trust, mortgage, and promissory note;
12. examine an abstract of title and a title commitment;
13. prepare a real estate closing file;
14. write closing documents used most often in a residential real estate closing;
15. analyze a residential lease;
16. outline the steps in the eviction process;
17. draft an eviction complaint;

18. distinguish between the remedies available in various real estate actions; and
19. analyze the key documents in a judicial and a non-judicial foreclosure.

### **Major Topics**

- I. Categories of Real Property
- II. Legal Restrictions on Property
  - A. Easements
  - B. Restrictive Covenants
- III. Real Estate Contracts
  - A. Sales Contracts
  - B. Option Contracts
- IV. Deeds
- V. Liens on Property
- VI. Financing
- VII. Mortgage Foreclosures
  - A. Judicial
  - B. Non-judicial
- VIII. Title Examination and Insurance
- IX. Real Estate Closings
- X. Leases
- XI. Eviction Procedures

### **Course Requirements**

Grading procedures will be determined by the individual faculty member and specific assignments and procedures for evaluating student performance will be described in the individual class syllabus, but will include the following:

Grading/exams: A minimum of one exam: a mid-term and/or a final (the final does not have to be cumulative) AND one major written project combining objective and analytical/critical thinking components such as analyzing a real estate sales contract or a lease for compliance with Maryland law; preparation of a Maryland deed; preparation of a real estate closing file and settlement sheet; or a review and analysis of foreclosure procedures in Maryland.

Writing: A minimum of two written assignments to allow for both objective and analytical review of primary legal sources, such as case briefs, preparation of a real property lien, or preparation of a Maryland eviction complaint.

### **Other Course Information**

This course is a Paralegal Studies elective. It is taught in the classroom using a variety of instructional techniques, which are intended to meet the varied learning styles of our diverse population.