

Common Course Outline

LGST 108

Real Estate Law

3 Credits

Community College of Baltimore County

Description

LGST 108 - Real Estate Law examines 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 real estate documents.

3 Credits

Prerequisite: ACLT 052 or ACLT 053 or (ESOL 052 and ESOL 054)

Overall Course Objectives

Upon completion of this course students will be able to:

1. analyze ethical problems specific to property law;
2. compare 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;
5. utilize different methods to provide a legal description of land;
6. compare the responsibilities of brokers and attorneys in real estate law;
7. analyze a contract for sale and purchase;
8. draft a Maryland deed;
9. explain the significance of deed recordation;
10. contrast the various types of deeds, including their purpose and general usage;
11. differentiate between a deed of trust, a mortgage, and a promissory note;
12. examine an abstract of title and a title commitment;
13. analyze a real estate closing file;
14. draft closing documents used most often in a residential real estate closing;
15. analyze a residential lease;
16. compare the various types of liens on real property;
17. outline the steps in the eviction process;
18. distinguish among 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
- III. Real Estate Contracts
- IV. Deeds
- V. Liens on Property
- VI. Financing
- VII. Mortgage Foreclosures
- 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 but will include the following:

Grading/exams

- A minimum of one oral presentation or collaborative learning project conducted in groups, such as a group debate or discussion
- A minimum of one exam
- A minimum of two written assignments to allow for both objective and analytical review of primary legal sources
- Weekly assessments, such as quizzes, homework, and/or participation, to evaluate student progress

Written Assignments: Students are required to use appropriate academic resources.

Other Course Information

This course is a Legal Studies elective for certificate and degree students.