

**Paralegal  Course Outlines**

TITLE: Real Property Law  
(PARA 380)

- OBJECTIVES:
1. To learn the principles of interests in and ownership of real property.
  2. To understand legal descriptions and systems for recording real property interests.
  3. To learn procedures and work with documents involved in real estate transfers and title examinations.

CREDITS: 3 semester credit hours.

INSTRUCTION: Lecture; drafting projects

EVALUATION: Tests; drafting projects

OUTLINE:

	<u>Time</u>
I. Overview	2 hours
A. Key terms	
B. Sources of real estate law	
II. Present interests in real estate	3 hours
A. Freehold estates	
B. Nonfreehold estates	
III. Future interests in real estate	3 hours
A. Types of future interests	
B. Issues and rules of future interests	
IV. Co-ownership of real estate	5 hours
A. Tenancies in common	
B. Joint tenancies	
C. Tenancies by the entirety	
D. Tenancy in partnership	
E. Marital property rights	
F. Rights and responsibilities of co-tenants	
V. Extent of real estate interests	3 hours

A.	Attachments	
B.	Air rights	
C.	Mineral interests	
D.	Water rights	
E.	Trespass; nuisance	
VI.	Non-possessory interests in real estate	4 hours
A.	Easements	
B.	Profits	
C.	Licenses	
D.	Covenants	
VII.	Fixtures	2 hours
A.	Definitions	
B.	Rights upon transfer	
VIII.	Landlord and Tenant	
A.	Types of tenancies and leases	2 hours
1.	Tenancy for years	
2.	Tenancy from period to period	
3.	Tenancy at will	
4.	Tenancy at sufferance	
B.	Condition of the premises	2 hours
1.	Landlord's covenant of quiet enjoyment	
2.	Landlord's duty to repair	
3.	Landlord's tort liability	
C.	Rent, security, and unlawful detainer	2 hours
1.	Landlord's right to rent	
2.	Means of assuring performance	
3.	Eviction for nonpayment of rent	
4.	Retaliatory eviction	
D.	Assignment and subletting	1 hour
IX.	Land Use Controls	
A.	Public	1 hour
1.	Zoning	
2.	Eminent Domain	
B.	Private	2 hours
1.	Easements	
2.	Profits	
3.	Licenses	
4.	Covenants	
X.	Liens	1 hour
A.	Types of liens	
B.	Creation and termination of liens	

C.	Priority of liens	
XI.	Legal descriptions of real estate	4 hours
XII.	Transfers of real estate	
A.	Methods of transfer	3 hours
1.	Adverse possession	
2.	Gifts	
3.	Will or intestacy	
4.	Deed	
5.	Eminent domain	
B.	Purchase Agreements	4 hours
1.	Steps/documents required for sale/ purchase of real estate	
2.	Exercises in drafting	
C.	Deeds	6 hours
1.	Standard deed forms	
2.	Warranty deeds	
3.	Quit Claim deeds	
4.	Contracts for Deed	
5.	Drafting exercises	
D.	Recording of transfers	3 hours
1.	Abstracts	
2.	Title opinions	
XIII.	Financing transfers	3 hours
A.	Mortgages	
B.	Foreclosures	
C.	Contracts for Deed	
XIV.	Title Insurance	1 hour
XV.	Settlement and Closings	3 hours
A.	Use and drafting of closing statements	