

Course Information

Real Estate Principles and Practices – REAL 2100

Summer II, 2016

Section 001 – MW 6:30pm-9:50pm

BLB 040

PROFESSOR:

Dr. Anjelita Cadena

Office: BLB 331B (940) 565-3099

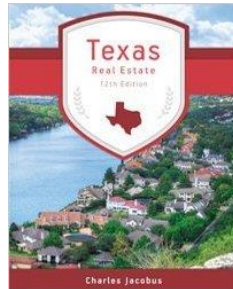
E-Mail: Anjelita.Cadena@UNT.edu

Office Hours: Tue/Thu 1pm-2pm, and by appointment.

COURSE DESCRIPTION:

Real estate principles, law, and operating procedures in the state of Texas are presented. Topics include arithmetical calculations for real estate transactions, conveyancing, land economics and appraisals, obligations between the principal and the agent, ethics, and rules and regulations of the Texas Real Estate Commission. The usages of various real estate instruments are covered, including deeds, deed of trust, mortgages, land contracts of sale, leases, liens, and listing contracts.

TEXTBOOK:



Texas Real Estate

Author: Charles J. Jacobus

Format: Paperback

Publisher: ONCOURSE

Edition: 12th Edition (2014)

ISBN-10: 1629800015

ISBN-13: 978-1629800011

TECHNOLOGY:

Blackboard will be used as a supplemental tool for discussions, communication, documents distribution, announcements, and assignment submittal. Verify that you have access.

A **Basic Calculator** will be needed for some of the real estate calculations. A calculator on your phone or other electronic device will be not permitted during exams.

The **BLB Computer Lab** is available to all students during the semester. For locations, availability, and software licensing, check their website <https://www.cob.unt.edu/lab/hours.php>

The **Software** necessary to complete your assignments (Word, Excel, PowerPoint, etc.) are available at the BLB Computer Lab and for individual use through the COB/Microsoft Licensing Agreement. Check the website above for more details.

COURSE OBJECTIVES: The Real Estate Principles and Practices course is a survey course; an introduction to the practice of Real Estate. It is general in nature and designed to prepare the student for further study in one or more specific areas of Real Estate Finance, Law, Marketing, Appraisal, Property Management, and Investment Real Estate, and to develop the skills to manage personal real estate. Students are expected to comprehend real estate terminology and contract features and to acquire the knowledge, judgement and expertise to understand the real estate process.

1. To introduce the student to the practice of Real Estate
2. To provide the student with the language and terminology of real estate
3. To prepare the student for a more in depth study of the key functional areas of real estate.
4. To prepare students to be more educated homebuyers.

GRADING:		(PROPOSED – SUBJECT TO CHANGE)
In-Class	25%	Quizzes, Discussions, In-Class Assignments, Attendance
Outside-of-Class	25%	<ol style="list-style-type: none">1. Investing in your first home2. Real Estate Career3. Current Legal Issue4. Investing in a Foreclosure5. RE Scenarios
Exams:	50%	Two (2) exams and a Final Exam

Your instructor has the right to drop or add quizzes, assignments, projects in an effort to evaluate your progress. Check Blackboard for any and all changes.

A=100-90%; B=89-80%; C=79-70%; D=69-60%; F=<60%

ATTENDANCE: Students are required to attend all classes and be punctual in order to be certified to the Texas Real Estate Commission. Make-up quizzes and exams will not be given without prior instructor approval.

DISABILITY ACCOMMODATION *The University of North Texas is on record as being committed to both the spirit and letter of federal equal opportunity legislation; reference Public Law 92-112 – The Rehabilitation Act of 1973 as amended. With the passage of new federal legislation entitled Americans with Disability Act (ADA), pursuant to section 504 of the Rehabilitation Act, there is renewed focus on provided this population with the same opportunities enjoyed by all citizens.*

As a faculty member, I am required by law to provide “reasonable accommodations” to students with disabilities, so as not to discriminate on the basis of that disability. Student responsibility primarily rests with informing faculty of their need for accommodations and in providing authorized documentation through designated administrative channels. Information regarding specific diagnostic criteria and policies for obtaining academic accommodations can be found at the Office of Disability Accommodation in Sage Hall, Suite 167, (940) 565-4323 or visit their website:

<http://www.unt.edu/oda/apply/index.html>. ***If you need an accommodation, please contact me as soon as possible.***

**ACADEMIC
DISHONESTY
(CHEATING)**

Academic dishonesty is defined in the UNT policy on Student Standards for Academic Integrity. Any suspected case of Academic Dishonesty will be handled in accordance with University policy and procedures. Possible academic penalties include a grade of “F” in the course. You can find the policy and procedures at <http://vpaa.unt.edu/academic-integrity.htm>.

If I suspect that you have engaged in academic dishonesty, I will deal with the situation as outlined in the University Policy shown above. You will be allowed to remain in the class during the entire time that the academic misconduct accusation is being investigated, adjudicated, and appealed. As noted above, the maximum academic penalty that can be assessed by an instructor is an “F” in the course. However, university officials use the academic misconduct information to decide if other misconduct sanctions are then to be applied and the student has separate rights to appeal those decisions, remaining in the class until all appeals are exhausted.

**STUDENT
PERCEPTIONS OF
TEACHING (SPOT)**

Student feedback is important and an essential part of participation in this course. The student evaluation of instruction is a requirement for all organized classes at UNT. The short SPOT survey will be made available **August 5 to August 11** to provide you with an opportunity to evaluate how this course is taught. For the Summer II 2016 semester you will receive an email on **August 5 (12:01 a.m.)** from "UNT SPOT Course Evaluations via IASystem Notification" (no-reply@iasystem.org) with the survey link. Please look for the email in your UNT email inbox. Simply click on the link and complete your survey. Once you complete the survey you will receive a confirmation email that the survey has been submitted. For additional information, please visit the spot website at www.spot.unt.edu or email spot@unt.edu.

**TEACHING
PHILOSOPHY**

Current business and career opportunities require our students to be proficient with several software suites for research, communication, and reporting. I modify my teaching methods to keep up with the technology available and incorporate websites into my lectures and assignments to make sure the students use this technology in an efficient manner. Where appropriate, I make extensive use of the computer lab for hands-on training geared to the introductory level but adjustable depending on the students.

Learning should not be a passive act, sitting in the classroom listening and taking notes. I encourage students to form study groups and to look for me online during their study times, in case they have questions. Because of the diversity of the student population in all aspects – age, culture, language, and technological competency, it is challenging to keep communication channels open so that the students feel free to ask questions and encouraged to work up to the course expectations.

I provide additional group study sessions prior to exams, especially the final exam so students can learn how study groups help in the learning process.

Finally, please keep in contact throughout the semester. Call to schedule an appointment or just stop by during office hours.

Academic Calendar for Summer II Term, 2016 (5W2)

(check official link for updates: http://catalog.unt.edu/content.php?catoid=13&navoid=974#5w2_term_2016)

July 11, 2016	First class day
July 11, 2016	Student-requested schedule changes may be made during add/drop.
July 11, 2016	Last day for change of schedule other than a drop. (Last day to add a class.)
July 15 – August 3, 2016	Student may drop a course with written consent of instructor.
July 21, 2016	Last day for change in pass/no pass status.
July 21, 2016	Last day to drop a course or withdraw from the university with a grade of W for courses a student is not passing. After this date a grade of WF may be recorded.
July 22 – August 3, 2016	Instructors may drop students with a grade of WF for nonattendance.
August 3, 2016	Last day to withdraw from the semester. Process must be completed by 5 p.m. in the Dean of Students Office.
August 4, 2016	Beginning this date a student who qualifies may request a grade of I, incomplete. (See "Grading system" in the Academics section of this catalog.)
August 11, 2016	Last class day
August 12, 2016	Final examinations

You may also want to check the:

Office of the Registrar Summer 2016 5W2 Registration Guide

For registration and drop dates: (<http://registrar.unt.edu/registration/summer-5w2-session>)

Proposed Schedule

Week		Subject/Reading Assignment
1	Mon, Jul 11 & Wed, Jul 13	Ch1: Introduction to Real Estate Ch2: Nature and Description of Real Estate Ch3: Rights and Interests in Land Ch4: Forms of Ownership Ch5: Issues in Home Ownership Assignment: Investing in your first home Exam #1
2	Mon, Jul 18 & Wed, Jul 20	Ch6: Condominiums, Cooperatives, PUDs and Timeshares Ch7: Contract Law Ch8: Texas Real Estate Sales Contracts Ch9: Licensing Laws and Professional Affiliation Ch10: The Principal-Broker Relationship: Employment Assignment: RE Career Exam #2
3	Mon, Jul 25 & Wed, Jul 27	Ch11: The Principal-Broker Relationship: Agency Ch12: Fair Housing, ADA, Equal Credit, and Community Reinvestment Ch13: Transferring Title Ch14: Recordation, Abstracts, and Title Insurance Ch15: Mortgage Theory and Law Assignment: Current Legal Issue Exam #3
4	Mon, Aug 01 & Wed, Aug 03	Ch16: Lending Practices Ch17: Sources of Financing Ch18: Types of Financing Ch19: The Loan and the Consumer Ch20: Real Estate Leases Assignment: RE Scenarios Exam #4
5	Mon, Aug 08 & Wed, Aug 10	Ch21: Real Estate Appraisal Ch22: Title Closing and Escrow Ch23: Land-Use Control Ch24: Investing in Real Estate Ch25: Specialization Assignment: Investing in a Foreclosure Exam #5
FINAL	Fri, Aug 12	All Final Exams

**Final Exams are subject to University schedule, posting, and official changes. Please confirm final exam time/date with posted schedule.

* Exams to be announced at least one class period in advance. Dates above are negotiable and subject to change.