

**University of Arkansas - Fort Smith**  
**5210 Grand Avenue**  
**P. O. Box 3649**  
**Fort Smith, AR 72913-3649**  
**479-788-7000**

## **General Syllabus**

### **LEGL 2553 Real Estate Law**

Credit Hours: 3

Lecture Hours: 3

Laboratory Hours: 0

Prerequisite: LEGL 1043 Introduction to Law or consent of program director.

Effective Catalog: 2018-2019

#### **I. Course Information**

##### **A. Catalog Description**

Covers real property and common types of real estate transactions and conveyances. Preparation of legal instruments including deeds, contracts, leases, deeds of trust and mortgages will be studied.

##### **B. Additional Information**

This course will introduce the student to basic real property law with emphasis on the law of the states of Arkansas and Oklahoma. Students will learn about title, conveying and encumbering real property, legal descriptions, abstracts and drafting, executing and recording various instruments.

#### **II. Student Learning Outcomes**

##### **A. Subject Matter**

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

1. Describe the property rights of adversarial parties.
2. Identify various present and future estates in real property.
3. Describe the different ways of conveying or encumbering real property and the procedures which must be followed.
4. State Arkansas and Oklahoma recording states and the process which must be followed.
5. Distinguish between an easement and a license.
6. List the necessary elements for the plaintiff to prevail in an action in adverse possession.
7. Identify problem areas in a chain of title in an abstract.
8. List the steps in a foreclosure proceeding.
9. Discuss unique features in condominiums, time-share options, and

cooperatives.

10. Given a typical residential dwelling real estate closing, draft all necessary documents.

## **B. University Learning Outcomes**

This course enhances student abilities in the following areas:

### **Communication Skills (written and oral)**

Students will prepare legal documents routinely used for real estate transactions. Students will use legal terminology associated with property and real estate.

### **Analytical Skills**

**Critical Thinking Skills-** Students will identify the legal issues raised in a case or fact pattern as well as identify the rules that are relied upon to resolve the issues. Students will apply those rules to the issue or fact pattern and reach a logical resolution premised on and grounded in those rules.

### **Ethical Decision Making**

Students will demonstrate an understanding of ethical issues inherent in the practice of real estate law.

## **III. Major Course Topics**

- A. Real property ownership rights
- B. Different ownership estates
- C. Titleholders
- D. Buying and selling real estate
- E. Surveys and legal descriptions
- F. Deeds of conveyance
- G. Title abstracting and title insurance
- H. Real estate mortgages
- I. Settlements and closings
- J. Recording statutes
- K. Leasing
- L. Condominiums, planned unit developments and cooperatives