
COURSE SYLLABUS

SPECIAL TOPICS IN LEGAL EDUCATION: REAL ESTATE

Course Number LAW 7V30

Spring 2021

COURSE PROFESSOR

Name: Matt Crockett
Office hours: Monday and Tuesday: 4 - 6 PM
and otherwise by appointment. *All offices hours are by
FaceTime, phone call or Zoom appointment until further notice*
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ADMINISTRATIVE SUPPORT

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COURSE PREREQUISITES

UNT Dallas COL's required first-year courses.

CREDIT HOURS

Two (2) credit hours.

CLASS WEBSITE AND OTHER SOFTWARE AND TECHNOLOGY

Core course information will be posted on Canvas. To get to the UNT Dallas COL Canvas site, go to: <https://untdallaslaw.instructure.com>. You will need your EIUD and password.

COMMUNICATIONS

You should feel free to email me about questions, whether about substance, timing, etc. You can expect an answer within 24 hours (though often it will be sooner). If you do not hear from me in 24 hours, please re-send the message.

I view email as a useful tool, but one that need not take the place of face-to-face answering of questions or discussion. If you have a question, you should feel free either to bring it to me face-to-face (in office or after class) or via email.

COURSE DESCRIPTION

This course is designed to prepare you to handle most ordinary types of real estate transactions, including sales, leases, financing, foreclosures and other matters. The course will be taught using Professor Crockett's standard real estate form set.

LEARNING OUTCOMES

This course aims to prepare you to:

- Read real estate contracts for full understanding
- Apply understanding to real-life scenarios

Further, you will:

- Learn the basic form and structure of traditional real estate documentation
- Apply principles of contract law and commercial law to real estate transactions

REQUIRED MATERIALS

Textbook: Sprankling & Coletta, Property, A Contemporary Approach (4th Ed)

Westlaw materials: see Reading Assignments below

Workbook: Posted to Canvas

STUDY SUGGESTIONS

If you attend class and complete your Workbook, you will be equipped with the tools to do well in this course. The final exam will directly cover material covered in class.

METHOD OF TEACHING

Lecture. Student participation is welcome.

GRADING

Final grades in this course will be based on the following (subject to change):

- (a) 50%: Completed Workbook
- (b) 50%: Final Exam

COMPLETED WORKBOOK

You will be required to mark-up (comment on) and hand-in your Workbook (either handwritten or typed is acceptable). I will assign a grade based on the quality/completeness of your Workbook.

HONOR CODE

By enrolling at the UNT Dallas College of Law, students accept and agree to abide by the College of Law Honor Code. The Honor Code requires that students behave with academic integrity. This requirement of academic integrity means that a student shall not cheat, plagiarize, or falsify in any academic matter. The full Honor Code is available in the COL Student Handbook and on the COL website.

STUDENTS WITH DISABILITIES (ADA Compliance)

The University of North Texas at Dallas makes reasonable academic accommodations for students with disabilities. Students seeking accommodations must first register with the Disabilities Services Office (DSO) to verify their eligibility. If a disability is verified, the DSO will provide you with an accommodation letter to be delivered to faculty to begin a private discussion regarding your specific needs in a course. You may request accommodations at any time, however, DSO notices of accommodation should be provided as early as possible in the semester to avoid any delays in implementation. Note that a student must obtain a new letter of accommodation for every semester and must meet/communicate with each faculty member prior to implementation in each class. Students are strongly encouraged to deliver letters of accommodation during faculty office hours or by appointment. Faculty members have the authority to ask students to discuss such letter during their designated office hours to protect the privacy of the student. To obtain information about accommodations and to begin the process for seeking accommodations, students are encouraged to visit Dean of Students Kevin Robinowich in Suite 430. Dean Robinowich has the necessary forms to seek accommodations. For additional information, see the Disability Services Office website at <http://www.untDallas.edu/disability>. You may also contact them by phone at 972-338-1777; by email at UNTDDisability@untDallas.edu; or in person on the first floor of the Student Center.

DISRUPTIVE BEHAVIOR IN AN INSTRUCTIONAL SETTING

Students are expected to engage with the instructor and other students in this class in a respectful and civil manner at all times to promote a classroom environment that is conducive to teaching and learning. Students who engage in disruptive behavior will be directed to leave the classroom. A student who is directed to leave class due to disruptive behavior is not permitted to return to class until the student meets with a representative from the Dean of Students Office (Assistant Dean of Students for the COL students). It is the student's responsibility to meet with the Assistant Dean of Students before class meets again and to provide the instructor confirmation of the meeting. A student who is directed to leave class will be assigned an unexcused absence for that class period and any other classes the student misses as a result of not meeting with the Assistant Dean of Students. The student is responsible for material missed during all absences and the instructor is not responsible for providing missed material. In addition, the student will be assigned a failing grade for assignments, quizzes or examinations missed and will not be allowed to make up the work.

The Code of Student's Rights, Responsibilities, and Conduct (UNTD Policy 7.001 found at <https://www.untDallas.edu/hr/upol>) describes disruption as the obstructing or interfering with university functions or activity, including any behavior that interferes with students, faculty, or staff access to an appropriate educational environment. Examples of disruptive behavior that may result in a student being directed to leave the classroom include but are not limited to: failure to comply with reasonable directive of University officials, action or combination of actions that unreasonably interfere with, hinder, obstruct, or prevents the right of others to freely participate, threatening, assaulting, or causing harm to oneself or

to another, uttering any words or performing any acts that cause physical injury, or threaten any individual, or interfere with any individual’s rightful actions, and harassment. You are encouraged to read the Code of Student’s Rights, Responsibilities, and Conduct for more information related to behaviors that could be considered disruptive.

COURSE POLICIES

Please refer to the separate COURSE POLICIES document. That document is incorporated within this document by reference. In addition to the requirements posted in this syllabus, you are bound by the policies in the COURSE POLICIES document.

READING ASSIGNMENTS

PART I	
Week	Assignment
1 (1/19)	<p>Selling Real Property</p> <p>Chapter 8, pages 535-536;</p> <p>Page 545 through subsection “g” on page 551; and</p> <p>Multistate Real Estate Ownership: Overview by Practical Law Real Estate (on Westlaw)*</p> <p>*From the main page under “Content Types” click on Practical Law. In the search box type “Multistate Real Estate Ownership: Overview” and it should be the first hit</p>
2 (1/26)	No assigned reading
3 (2/2)	<p>Title Matters</p> <p>Page 586 starting with subsection “C” through 589;</p> <p>Pages 596-599;</p>

	<p>Page 607 starting with subsection “d” through 609, not including the <i>Messersmith</i> case;</p> <p>Page 632 starting with subsection “3” through 639; and</p> <p>Title Insurance Policies and Surveys: Overview by Practical Law Real Estate (Westlaw)*</p>
4 (2/9)	No assigned reading
5 (2/16)	<p>Beginning of Chapter 10 up to but not including the case on page 687;</p> <p><i>Emanuel v. Hernandez</i> (case only, page 690-695);</p> <p>Page 736 up to but not including the case on Page 739; and</p> <p><i>Fink v. Miller</i> (case only, page 763-767)</p>
6 (2/23)	Catch-up and Review (no assigned reading)
7 (3/2)	<p>Financing Real Property</p> <p>Page 643-653; and</p> <p>Commercial Real Estate Loans: Overview by Practical Law Real Estate (Westlaw)*</p> <p>*From the main page under “Content Types” click on Practical Law. In the search box type “Commercial Real Estate Loans: Overview” and it should be the first hit</p>
8 (3/9)	No class; no midterm

PART II	
Week	Assignment
1 (3/16)	No assigned reading
2 (3/23)	No assigned reading
3 (3/30)	<p>Real Property Foreclosure</p> <p>Page 664 starting with subsection “C” through page 671; and</p> <p>Commercial Real Estate Loans: Workouts By Practical Law Real Estate (Westlaw)**</p> <p>*From the main page under “Content Types” click on Practical Law. In the search box type “Commercial Real Estate Loans: Workouts” and it should be the first hit</p>
4 (4/6)	No assigned reading
5 (4/13)	<p>Leasing Real Property</p> <p>Beginning of Chapter 7 up to but not including the case on page 444; and</p> <p>Multistate Real Estate Leasing: Overview By Practical Law Real Estate (Westlaw)*</p> <p>*From the main page under “Content Types” click on Practical Law. In the search box type “Multistate Real Estate Leasing: Overview” and it should be the first hit</p>
6 (4/20)	No assigned reading

7 (4/27)	Catch-up and Review (no assigned reading)
	Final Exam (Date TBD)