

New Course Proposal Form

Directions:

- A. Complete this form.
- B. Attach a syllabus or course guidelines that includes
 - a. list of measurable student learning outcomes
 - b. information on how outcomes will be assessed including descriptions of reading and writing activities, projects, presentations, testing, etc
 - c. list of course requirements such as attendance, assignments, etc
- C. Have your proposal reviewed by the appropriate department and school/college committee.
- D. Submit your proposal to the University Curriculum Committee in care of the Office of Academic Affairs.

Form information:

1. Department/Program: BASS/Legal Studies
2. Course Information: LEGL/ 4830/ Real Estate Law Practice
 Prefix Number Title

 ___3___ / : Junior standing, LEGL 2400 or POLT 2400 or permission of director

 Credit Hours Prerequisites
3. Catalog Description for the catalog: (This description should briefly describe the basic content of the course as it will be offered.)

This course provides students with a greater depth of knowledge regarding real estate law and practice. To permit the student to become familiar with standardized forms and contracts that are used in the practice of real estate law. To permit the student to learn to function as a legal assistant/paralegal in the real property area by preparing actual documents, deeds and contracts based upon an attorney's instructions. .
Prerequisites: Junior standing, LEGL 2400 or POLT 2400, or permission of program director.

4. May students repeat this course for credit? If so, are there limits?

No.

5. What is the rationale for adding this course?
 - a. How does it support the philosophy and enhance the curriculum of your department?

Legal Studies courses are taught by practicing attorneys, judges, paralegals, partners of large law firms, and prosecuting attorneys from various diverse backgrounds and experiences. These individuals bring to the classroom not only the substantive knowledge that legal studies students need but also real world experience. As a result, this course will be taught by such an individual. The knowledge and skills obtained from this course will equip students with the ability to understand the various Real Estate Transaction actions that can be brought in our judicial system, analyze those cause of actions, and apply their knowledge and practical skills obtained in this course to the real world. This ability falls within the parameters of the current mission /philosophy of the Behavioral and Social Sciences Department and the College of Arts and Sciences.

- b. How does it relate to the overall University curriculum?

As part as an international university that includes many professional programs guided by contemporary practices, this course will allow students the opportunity to not only learn the substantive information but also understand how it is applied in the real world.

- c. Should this new course be considered for General Education coding? No
If yes, attach the Application for General Education Coding Form.

7. Staffing requirements:

- a. Qualifications necessary for instructor: Practicing attorney in Real Estate Law.
b. What staffing changes, if any, will be necessary to offer this additional course?
None. The Legal Studies Department has adequate professors and adjuncts to teach this course.

8. When will this course be initiated? _Fall 2008. How often will it be taught? Once each semester. What sites are likely to offer this course? Webster and Kansas City

9. Does this course affect degree requirements in your, or any other, department/program's major, emphasis, minor, or certificate. Yes
If yes, please attach corrected catalog copy for approval.

10. List any existing University course(s), undergraduate or graduate, which are similar in title and /or subject matter and explain how this course differs from them.

11. Are University resources adequate to support this course? (library holdings, space, specialized, equipment, etc.) Yes. If not, what additions are necessary?

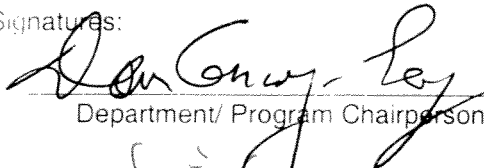
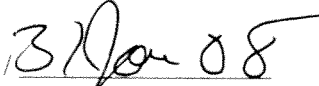
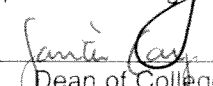
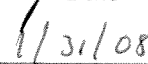
12. What course(s), if any, will be dropped to make room for this course? _

INTL 1500 The World System Since 1500; POLT 1060 Introduction to American Politics; POLT 1070 Introduction to Political Theory or HIST 3000 Ideas in History: History of Economic Thought; and HIST 1320 Twentieth-Century United States. These courses have been deleted by the proposed legal studies degree to allow the students to take more legal specialty courses as recommended by the American Bar Association. In addition, the following courses have been moved from the required curriculum to the elective portion of the Legal Studies Program. The courses are as follows: POLT 3010 American Constitutional Law or POLT 3020 Civil Liberties and the Law and INTL 2030 International Law. This decision follows the recommendations set out by the ABA. The ABA guidelines states that even though those courses are law related, because those courses are taught in different departments, they are not geared toward paralegals and thus do not qualify as legal specialty courses.

13. What entities (department, college/school) have reviewed and approved this proposal?

Department of Behavioral and Social Sciences, the College of Arts and Sciences.

Signatures:

	
Department/ Program Chairperson	Date
	
Dean of College/School	Date
_____	_____
Chair/Curriculum Committee	Date

Rev. 2004

Course	LEGL 4830 REAL ESTATE LAW PRACTICE
Meeting Time	
Term	
Instructor Office Office Phone E-mail address	
Catalog Description	To introduce the student to the basics of real estate law practice. This course will examine the various legal documents that are used in real estate law. Course will also focus on the sale, purchase, and financing of real estate and the legal implications of such actions.
Prerequisites	LEGL 2400 or POLT 2400 or permission of instructor.
Course Level Learning Outcomes	To provide the student with a greater depth of knowledge regarding real estate law and practice. To permit the student to become familiar with standardized forms and contracts used in the practice of real estate law. To demonstrate to the student how to function as a legal assistant/paralegal in the real property area through the examination of actual real estate documents.
Required Text	Neal R. Bevans, <u>Real Estate Law for Paralegals</u> ,
Course Objectives	<ol style="list-style-type: none"> 1. To provide students with a greater depth of knowledge regarding real estate law and practice. 2. To introduce students to the standardized forms and contracts used in the practice of real estate law. 3. To introduce students to the formation of actual legal documents used in real estate law practice.
Learning Outcomes	<ul style="list-style-type: none"> • Students will be able to do a title search • Students will be able to record a title • Students will be able to do legal research to examine a particular aspect of real estate law • Students will be able to understand real estate financing

	<p>instructor at the beginning of the course of the accommodations you will require in this class so that these can be provided. If you have a disability that may have some impact on your work in this class and for which you may require accommodations and you have not registered with the Academic Resource Center, please contact Barbara Stewart, at (314) 968-7495.</p> <p>Disturbances</p> <p>Since every student is entitled to full participation in class without interruption, all students are expected to be in class and prepared to begin on time. All pagers, wireless phones, or other electronic devices must be turned off, or switched to vibrate, when you enter the classroom. Disruption of class, whether by latecomers, noisy devices, or inconsiderate behavior is not acceptable. Students are expected to treat the instructor and other students with dignity and respect, especially in cases where a diversity of opinion arises. Students who engage in disruptive behavior are subject to disciplinary action, including removal from the course.</p>
<p>Weekly Schedule</p> <p>Week 1</p> <p>Week 2</p> <p>Week 3</p> <p>Week 4</p> <p>Week 5</p>	<p>Review of syllabus and overview of the course, Methods of acquiring ownership to real property, types of concurrent ownership, encumbrances, easements, and licenses</p> <p>Review and analysis of real estate contracts, the requirements for creating a valid real estate contract, remedies for breach of contracts.</p> <p>Introduction to deeds, review and analysis of financing documentation, remedies for default foreclosures of deeds of trust in Missouri</p> <p>MID-TERM Title examination and title insurance, review and analysis of basic ALTA title insurance form, how to record a title</p> <p>Bankruptcy and real estate, warranties and quality, Modification of mortgages and fixtures, wrap-around mortgages</p>

Week 6	Priority problems and Purchase money mortgages, merger and deed in lieu of foreclosure
Week 7	Title insurance, discharge of the debt, title to be conveyed and equitable conversion
Week 8	Real estate brokers and listing agreement. FINAL EXAM
Class Participation	<p>Class participation consists of the following minimum requirements: Attendance at all classes for the entire class; completion of all written work on time; appropriate, voluntary, verbal input; contributing to a positive classroom environment in all respects; contributing to the complexity and originality of critical thinking reflected in class discussion; and demonstrating professional conduct. Fulfilling the minimum of the foregoing requirements earns a student 80% of the total points available for class participation. To earn more than 80% of the total points available, a student must exhibit outstanding accomplishment in the foregoing areas.</p> <p>TALKING IN CLASS OR FAILURE TO PARTICIPATE IN CLASS DISCUSSIONS WILL RESULT IN THE STUDENT NOT RECEIVING THE FULL PARTICIPATION POINTS.</p>
Student Expectation	<p>Students should not expect an “A” grade for mediocre or less than stellar work. If an assignment is turned in late (meaning more than fifteen minutes after class has begun), the assignment will receive a grade that is one letter grade lower than it would have received had it been timely.</p> <p>However, you may turn in any assignment early.</p>
Course Policies	<p>Students are responsible for reading all assignment prior to class. This includes any handouts. The syllabus is to serve as a general guide as to how the class will be conducted. I reserve the right to change the syllabus as the term progresses so as to accommodate special events, assignments, speakers, or other unexpected factors.</p>
Activities	
Missed Exams and Written	<p>The instructor reserves the right to substitute oral examination for any written exams or written assignment.</p>

Assignments	
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