

SYLLABUS  
PART I  
EDISON COMMUNITY COLLEGE  
LEG 240S REAL ESTATE LAW  
3 CREDIT HOURS

**COURSE DESCRIPTION**

Survey of the law affecting real estate transactions. Various forms of ownership, instruments of conveyancing, brokerage, Ohio real estate law, landlord-tenant relationships, fair-housing legislation, and land-use control are covered. Students will search titles to real estate and draft instruments used in real estate transactions.

**COURSE GOALS**

The student will:

Bloom's Level		Program Outcomes
2	1. Discuss the basic principles and theories of real property law at both the federal and state level with emphasis on Ohio law.	1
3	2. Apply the theories and laws to current real estate practices.	1
4	3. Contrast the differences between statutory and case law.	1
3	4. Use the records that are contained in the local courthouse to search the title to real property.	2
2	5. Describe title standards and title insurance.	1
3	6. Prepare the documents necessary to transfer an interest in real estate.	1, 4, 7
5	7. Prepare and compile the necessary closing documents.	1, 4, 7
2	8. Discuss the ethical issues that arise in a real estate practice.	5

**CORE VALUES**

The Core Values are a set of principles which guide in creating educational programs and environments at Edison. They include communication, ethics, critical thinking, human diversity, inquiry/respect for learning, and interpersonal skills/teamwork. The goals, objectives, and activities in this course will introduce/reinforce these Core Values whenever appropriate.

**TOPIC OUTLINE**

1. Basic Law
2. Real Property
3. Estate and Interests in Land
4. Deeds
5. Co-ownership and Condominiums
6. Contracts
7. Mortgages and Other Liens
8. Legal Aspects of Financing
9. Closing and Proof of Title
10. Real Estate Brokerage
11. Ohio Real Estate Licensing Law
12. Fair Housing
13. Control and Regulation of Land—Environmental Concerns
14. Landlord Tenant Law
15. Decedent's Estates
16. Legal Descriptions

17. Title Standards
18. Title Search
19. Document Preparation
20. Ethics