

**SUMMER 1, 2008**  
**SAM HOUSTON STATE UNIVERSITY**  
**COLLEGE OF BUSINESS ADMINISTRATION**  
**COURSE SYLLABUS**

COURSE NUMBER: GBA 385

COURSE TITLE: REAL ESTATE LAW

PREREQUISITES: Junior Standing

INSTRUCTOR: Martin L. Griffin, J. D.      OFFICE: 200C: SHB

OFFICE HOURS: Mon. 2-4 p.m.; Tues. 9-10 a.m.; 2-4 p.m.; Wed. 9-10 a.m.;  
2-4 p.m.; Thurs. 9-10 a.m.

REQUIRED TEXT: *Texas Real Estate Law*, 9<sup>th</sup> Edition, Charles J. Jacobus

COURSE DESCRIPTION: Topics include Estates in Land, Ownership of Entities, Brokerage and Agency Law, Contracts, Conveyances, Mortgages, Liens, Landlord and Tenant Law.

COURSE OBJECTIVES: Students will be expected to demonstrate an understanding of:

1. the various Estates in land including freeholds, statutory estates and leaseholds
2. ownership rights in real property and forms of ownership
3. agency law including the statutory rules of the Texas Real Estate Licensing Act and the Texas Real Estate Commission
4. state and federal laws affecting real property rights including DTPA, Antitrust laws, etc.
5. contract law including Earnest Money Contracts, Options, Listing Agreements, and Contracts for Deed
6. voluntary and involuntary conveyances including deeds and wills, eminent domain, adverse possession
7. marital property rights including community property
8. mortgages under Texas laws including foreclosure procedures using a power of sale deed of trust
9. liens and encumbrances in general including judgements and "m&m" liens
10. landlord and tenant laws both statutory and common law of Texas and
11. Texas Recording Acts including laws regarding Notary Certificates acknowledgments jurats.

Grades in this course are determined by applying the following scale to a student's average:

89.5+	=	A
79.5 - 89.4	=	B
69.5 - 79.4	=	C

59.5 - 69.4 = D  
<59.5 = F

There will be no early finals or other examinations given for any reason.

### **STUDENT ABSENCES ON RELIGIOUS HOLY DAYS**

A student desiring to absent himself/herself from a scheduled class in order to observe (a) religious holy day(s) shall present to each instructor involved a written statement concerning the religious holy day(s). This request must be made in the first fifteen days of the semester or the first seven days of a summer session in which the absence(s) will occur. The instructor will complete a form notifying the student of a reasonable time frame in which the missed assignments and/or examinations are to be completed.

### **DISABLED STUDENT POLICY**

It is the policy of Sam Houston State University that no otherwise qualified disabled individual shall, solely by reason of his/her handicap, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any academic, Student Life program or activity. Disabled students may request academic assistance when needed from their instructors, school/department chair, or by contacting the Chair of the Committee for Continuing Assistance for Disabled Students and Director of the Counseling Center, Lee Drain Annex, or by calling (936) 294-1720.

### **ATTENDANCE POLICY**

Attendance in this class is expected as is stated in the latest Sam Houston State University catalog. Three (3) hours of absences are permitted without penalty. The penalty for excessive absences, which is defined as ten (10) hours, is automatic failure (a grade of "F") of the class. Also, those who miss a substantial number of classes will penalize themselves by missing material that will be discussed in class, that may not appear in the texts, and over which the class will be tested. If a student arrives late for class and the roll has been taken, the student is considered absent for the day unless otherwise corrected.

Any examination missed because of an absence must be made up at the end of the semester by all students who missed examinations, unless otherwise adjusted.

EXAMINATIONS:	EXAM 1	Chapters 1 - 6;	Wed., June 11, 2008
	EXAM 2	Chapters 7 - 12;	Tues., June 24, 2008
	FINAL EXAM	Chapters 13 - 18;	Tues., July 1, 2008