



Real Estate Transactions

Course Description

The Real Estate Transactions course discusses the purchase and financing of real estate, due diligence in real estate transactions, property ownership and rights, and the unique challenges associated with common property ownership. Also discussed in this course, is the role of a real estate broker, real estate financing, common aspects of real estate contracts, and a look at mortgages and foreclosures.

Course Learning Outcomes

At the completion of this course, students will be able to:

- Describe the roles of brokers and attorneys in real estate transactions;
- Identify different real estate financing strategies and differentiate between them;
- Analyze and explain common contractual terms found in real estate contracts and mortgage agreements;
- Describe the federal and state-imposed limits on foreclosure;
- Explain the process of conducting due diligence and its significance;
- Differentiate between types of deeds and explain the features of each.

Final Exam

Grades and credit recommendations are based solely on a final exam. When students are ready to take the final exam, they should register for a LawShelf account (or simply log in, for those with existing accounts). Go to the video-course page and click “Take the Final Exam” and pay the exam fee, where applicable. Students will be given instructions on how to take the exam. All exams are proctored by the Voice Proctor® proctoring system. An overview of the system is [provided here](#) and it requires no training or learning curve. Grades of 70% or above are considered passing grades and qualify for recommended transfer credit.

The final exam is based on the video course modules. Additional resources detailed in this syllabus are helpful for background and for building greater understanding of the course materials. Inquiries can be made through the LawShelf Contact form on our website by clicking the “email us” button that appears at the bottom of most LawShelf pages. Transcripts can be ordered via Parchment, as detailed on our website.

Case Studies

Many LawShelf video courses include case studies. These do not necessarily teach new material but are meant to demonstrate how the materials covered in the course are applied by various courts. Concepts covered in the case studies are covered on the final exam, so make sure to watch the case studies before taking the exam. However, it is unnecessary to memorize the facts and details of the cases covered in these case studies.

Self-Quizzes

Video-course modules and case studies feature self-quizzes that consist of practice questions on the materials covered in the videos. These questions are presented for the benefit of the student and are **important to review before taking the final exam** because they are similar in style and substance to the questions on the final exam. These quizzes are not graded or monitored and there is no record of how students answer these questions. Students may answer these questions as many times as they like and are encouraged to keep re-taking the quizzes until they have mastered all the questions.

Study Guide

Introductory Videos

These videos provide background to help students better understand the main parts of the course, which are the video-course modules below.

Contracts for the Sale of Real Estate

<https://lawshelf.com/shortvideoscontentview/contracts-for-the-sale-of--real-estate>

Common Real Estate Contract Provisions – Part 1

<https://lawshelf.com/shortvideoscontentview/common-real-estate-contract-provisions-part-1/>

Common Real Estate Contract Provisions – Part 2

<https://lawshelf.com/shortvideoscontentview/common-real-estate-contract-provisions-part-2/>

The Role of Earnest Money in Contracts for the Sale of Real Property

<https://lawshelf.com/shortvideoscontentview/the-role-of-earnest-money-in-contracts-for-the-sale-of-real-property>

Courseware Readings

These courseware readings provide background to help students better understand the main parts of the course, which are the video-course modules below.

Read the following sections of “Foundations of Law” courseware:

The following chapters under Real Property:

Concurrent Ownership of Real Property

- Introduction to Concurrent Ownership
- Tenancy in Common
- Joint Tenancy
- Tenancy by the Entirety
- Community Property
- Rights and Duties of Co-Tenants

Acquisition of Real Property

- Acquisition by Adverse Possession
- Contracts for the Sale of Real Property
- The Closing and Real Property Deeds

The Recording System and Mortgages

- The Recording Acts- Introduction
- Notice and Race-Notice Jurisdictions
- Mortgages and Foreclosure

Video Course Modules

These videos constitute the main part of the course and are they sources of the questions on the final exam.

Real Estate Transactions Course Overview

<https://lawshelf.com/videocoursescontentview/real-estate-transactions>

Introduction to Real Estate Transactions - Module 1 of 5

<https://lawshelf.com/videocoursesmoduleview/introduction-to-real-estate-transactions-module-1-of-5>

Financing Real Estate Transactions - Module 2 of 5

<https://lawshelf.com/videocoursesmoduleview/financing-real-estate-transactions-module-2-of-5>

Real Estate Purchase Due Diligence - Module 3 of 5

<https://lawshelf.com/videocoursesmoduleview/real-estate-purchase-due-diligence-module-3-of-5>

Real Estate Ownership & Property Rights - Module 4 of 5

<https://lawshelf.com/videocoursesmoduleview/real-estate-ownership--property-rights-module-4-of-5>

Common Interest Property Ownership - Module 5 of 5

<https://lawshelf.com/videocoursesmoduleview/common-interest-property-ownership-module-5-of-5>

Supplemental Suggested Readings

These materials enable students to achieve a deeper understanding of the course materials and in applying the course to real-life situations.

Duties and Responsibilities of the Real Estate Broker, **The Balance**

<https://www.thebalancesmb.com/what-is-a-real-estate-broker-2866372>

Anatomy of a Real Estate Transaction – Due Diligence Inspection Period, **JDSupra**

<https://www.jdsupra.com/legalnews/anatomy-of-a-real-estate-transaction-77709/>

Financing Strategies For Real Estate Investments, **The University of Akron**

https://ideaexchange.uakron.edu/cgi/viewcontent.cgi?article=1445&context=honors_research_projects

Attorney Representation in a Real Estate Transaction, **Skarmeas Law**

<https://skarmeaslaw.com/wp-content/uploads/2017/10/Attorney-rep-in-RE.pdf>