

Administrative Master Syllabus

Course Information

Course Title	Real Property
Course Prefix, Num. and Title	LGLA 2309 – Real Property
Division	Technology and Business
Department	Paralegal Studies
Course Type	WECM Course
Course Catalog Description	This course presents fundamental concepts of real property law including the nature of real property, rights and duties of ownership, land use, voluntary and involuntary conveyances, and the recording of and searching for real estate documents emphasizing the paralegal's role in property law.
Pre-Requisites	None
Co-Requisites	None

Semester Credit Hours

Total Semester Credit Hours (SCH): Lecture Hours:	3:3:0
Lab/Other Hours	
Equated Pay Hours	3
Lab/Other Hours Breakdown: Lab Hours	0
Lab/Other Hours Breakdown: Clinical Hours	0
Lab/Other Hours Breakdown: Practicum Hours	0
Other Hours Breakdown	0

Approval Signatures

Title	Signature	Date
Department Head:	Erma Hart, Paralegal Studies Program Director	06/15/2026
Division Chair:	David Kucera, Technology & Business Division Chair	06/15/2026
VPI:		

Additional Course Information

Topical Outline: Each offering of this course must include the following topics (be sure to include information regarding lab, practicum, and clinical or other non-lecture instruction).

1. Definitions of Terms used in Real Property
2. Estates in Land and Future Interests, Co-ownership and Community Property
3. Rights Incident to Ownership of Realty
4. Land Use:
 - A. Deed Restrictions, Zoning, Environmental Protection Laws

Exam No. 1

- B. Contract for Deed and Earnest Money Contract
 1. Interpretation and Application
 2. Variations in the Contracts
- C. The Deed
 1. Clauses: Granting, Habendum, Types of Warranties
 2. The Habendum Clause: Present and Future Interests
 3. Co-ownership: Tenancy in Common, Joint Tenancy
 4. Acknowledgement and the need to Record

Exam No. 2

5. Legally Sufficient Property Descriptions: By Survey Name, Subdivision, Rectangular Survey System, Metes and Bounds, and Condominium Descriptions
6. Mineral Ownership: Reservation and Exception Clauses
 - A. The Promissory Note
 1. Types: Fixed Rate, ARM, Graduated Payments, Full and Negatively Amortizing
 2. Typical Clauses
 - B. The Mortgage or Deed of Trust
 1. Typical Clauses
 2. Foreclosure Procedure
 - C. The Closing: Typical Documents
7. Condos, Coops and Timeshares
8. Landlord and Tenant Law
9. Personal Property

Exam No. 3

Final Exam

Course Learning Outcomes:

Learning Outcomes – Upon successful completion of this course, students will:

1. Use terminology relating to real property law
2. Analyze sources relating to real property law
3. Draft documents used in real property transactions
4. Analyze the ethical considerations of the paralegal regarding real property law.

Methods of Assessment:

1. Exams
2. Assignments
3. Exams
4. Assignments

Required text(s), optional text(s) and/or materials to be supplied by the student:

Jeffrey A. Helewitz, Basic Real Estate and Property Law for Paralegals- Current Edition, Aspen Publishers. Online sections require students have access to a computer and internet to utilize Brightspace and for outside study, work, and projects.

Suggested Course Maximum:

30

List any specific or physical requirements beyond a typical classroom required to teach the course.

None

Course Requirements/Grading System: Describe any course specific requirements such as research papers or reading assignments and the generalized grading format for the course.

Assignments: Six assignments (graded A - F) are averaged to count as 1/3 of the student's final grade.

Exams: There are four exams. The student's lowest exam grade is dropped and the remainder averaged for the exam average which is 2/3 of the student's final grade.

Grading Scale:

A=100-90

B=89-80

C=79-70

D=69-60

F=59 and below

Curriculum Checklist:

☐ **Administrative General Education Course** (from ACGM, but not in WCJC Core) – No additional documents needed.

☐ **Administrative WCJC Core Course.** Attach the Core Curriculum Review Forms

☐ Critical Thinking

☐ Communication

☐ Empirical & Quantitative Skills

☐ Teamwork

☐ Social Responsibility

☐ Personal Responsibility

☒ **WECM Course** -If needed, revise the Program SCANS Matrix and Competencies Checklist