

**Real Estate Fundamentals (RE101)**

***COURSE DETAILS***

**Instructor:** Dr. Ayisha Sereni

**Email:** ASereni@ccp.edu

**Office Hours:** By appointment

**CRN:** 19777 Section 901

**Format:** Online

**Semester:** Spring 2019 (January 14, 2019 – May 2, 2019)

**Credit Hours:** 3-0-3

**Textbook:**  Modern Real Estate Practice in Pennsylvania 13th Ed. Dearborn Publishers

**Catalog Description:** Economic, legal and social aspects of real estate under private ownership in the U.S. Among the topics to be discussed will be the agreement of sale, mortgage financing, title and title insurance, settlement, leasing and landlord-tenant relations, planning, zoning, regulations governing land use, Fair Housing legislation and the various aspects of the real estate business. Required by Pennsylvania Real Estate Commission for all candidates for a sales license.

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| **Learning Outcomes (LO):**  |
| As per PA Real Estate Commission curricular guidelines. |

***IMPORTANT DATES***







***COURSE SCHEDULE***

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| Week 11/14/19-1/20/19 | **Unit 1: Real Property and the Law**Land, Real Estate, and Real PropertyReal Property versus Personal PropertyCharacteristics of Real EstateLaws Affecting Real Estate | See respective Canvas Module for specific learning activities. |
| Week 21/21/19-1/27/19 | **Unit 2: Land-Use Controls and Property Development**Land-Use ControlsRegulation of Land DevelopmentPrivate Land-Use Controls | See respective Canvas Module for specific learning activities. |
| Week 31/28/19-2/3/19 | **Unit 3: Environmental Issues in Real Estate**Hazardous SubstancesGroundwater ProtectionEnvironmental Protection LawsLiability of Real Estate Professionals | See respective Canvas Module for specific learning activities. |
| Week 42/4/19-2/10/19 | **Unit 4: Legal Descriptions**Methods of Describing Real EstatePreparing A SurveyMeasuring Elevations | See respective Canvas Module for specific learning activities. |
| Week 52/11/19-2/17/19 | **Unit 5: Interests in Real Estate**Governmental PowersEstates in LandEncumbrancesWater Rights | See respective Canvas Module for specific learning activities. |
| Week 62/18/19-2/24/19 | **Unit 6: Leasehold Estates**Leasehold EstatesLease AgreementsDischarge of Leases | See respective Canvas Module for specific learning activities. |
| Week 72/25/19-3/3/19 | **Unit 7: Forms of Real Estate Ownership**Forms of Real Estate OwnershipOwnership of Real Estate by Business OrganizationsCondominiums, Cooperatives, and Time-Shares | See respective Canvas Module for specific learning activities. |
| Week 83/4/19-3/10/19 | SPRING BREAK  | CCP CLOSED |
| Week 93/11/19-3/17/19 | **Unit 8: Real Estate Taxes and Liens**LiensReal Estate Tax LiensOther Liens on Real Property | See respective Canvas Module for specific learning activities. |
| Week 103/18/19-3/24/19 | **Unit 9: Transfer of Title**Voluntary AlienationTypes of DeedsInvoluntary AlienationConveyance of a Decedent’s Property | See respective Canvas Module for specific learning activities. |
| Week 113/25/19-3/31/19 | **Unit 10: Title Records**Public RecordsProof of Ownership | See respective Canvas Module for specific learning activities. |
| Week 124/1/19-4/7/19 | **Unit 11: Real Estate Contracts**Contract LawEssentials of a Valid ContractDischarge of ContractsContracts Used in the Real Estate Business | See respective Canvas Module for specific learning activities. |
| Week 134/8/19-4/14/19 | **Unit 12: Principles of Real Estate Financing**Introduction to the Real Estate Financing MarketMortgage Law and Loan InstrumentsProvisions of the NoteProvisions of the Mortgage DocumentsForeclosure | See respective Canvas Module for specific learning activities. |
| Week 144/15/19-4/21/19 | **Unit 13: Pennsylvania Real Estate Licensing Law**Purpose of License Laws, Disciplinary Actions, and Recovery FundLicensure, Activities, and ProceduresReal Estate Documents and Escrow RequirementsRelationships Between Licensees and ConsumersGeneral Ethical Responsibilities | See respective Canvas Module for specific learning activities. |
| Final Exam TBA |  |  |

***GRADING CRITERIA***

**A = 90-100**

**B = 80-89**

**C = 70-79**

**D = 60-69**

**F = 59 and below**

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| Learning Activity | Point Value |
| Discussion Board Expectations Quiz  | 5% |
| Discussion Board Participation (13 total) | 25% |
| Self-Assessment Reflection (13 total) | 25% |
| Disciplinary Actions Case Study | 10% |
| PSI Candidate Information Bulletin | 5% |
| Mid-term Exam | 15% |
| Final Exam | 15% |
| Total | 100% |

***OFFICIAL POLICIES***

**Attendance Policy:**Community College of Philadelphia Official Policy requires instructors to take attendance. A student who does not actively participate in an Online Class **will be dropped**. Active participation is defined as logging in to the course and completing the work assigned in each Module.

*Special Circumstances:* Students are encouraged to bring any special circumstances to the attention of the instructor; alternative arrangements may be considered to allow a student to make-up late or missed work.

*Makeup Policy:* Students may be provided extensions or offered a modification to the class schedule for missed class time or coursework; documentation is expected and is at the sole approval of the instructor.

**To Student Receiving Title IV Financial Aid Funds:** Effective Fall 2000, students who receive Title IV financial aid funds and who withdraw from ALL their classes before completion of 60% of the term, i.e., the 10th week (or its equivalent for summer terms) may be required to return all or a portion of their financial aid award. If it is determined that funds must be returned to the financial aid programs, students must make satisfactory payment arrangements within 45 days of notification or they become ineligible for further financial aid.

**Community College of Philadelphia's Early Alert Initiative**: The system positively intervenes in Community College of Philadelphia's students' academic paths early and appropriately by effectively communicating current performance and supplying information beneficial to academic success. Faculty members have the opportunity to complete Early Alert reports at 20% and 50% reporting periods during the semester. Students will be assessed on the following items: attendance, punctuality, meeting assignment deadlines, classroom behavior, classroom participation and other factors pivotal to student success. Should you receive an Early Alert letter, you should follow up on the suggested intervention strategy as soon as possible.

**Classroom Conduct**: It is expected that students will conduct themselves according to the guidelines found in the CCP College Policies and Procedures Article IV, 5. *(Retrieved from College website:* http://www.ccp.edu/site/prospective/orientation/orientation\_faq.php)

**Academic Honesty:** Except when permitted by your instructor, all work is expected to reflect an individual effort. Attribution should be given when appropriate. All students are expected to understand what constitutes cheating and plagiarism as described in College Policies and Procedures Memorandum #3 (P&P #3). If a violation of P&P#3 is found or suspected, a formal judicial process will be conducted to investigate the violation and the consequences will range from an F for the assignment to an F for the course. ***Plagiarism, cheating or any other form of Academic Dishonesty will result in the immediate withdrawal from the class and a report will be filed with Academic Affairs.***

**Center on Disability:** Students who believe they may need an accommodation based on the impact of a disability should contact me privately to discuss their accommodation form and specific needs as soon as possible, but preferably within the first week of class. If you need to request reasonable accommodations, but do not have an accommodation form, please contact the Center on Disability, room BG-39, phone number 215-751-8050. ***Students who are registered with the Center on Disability must inform the instructor by the end of the first week of classes if special accommodations are requested.***

**College Closing Policy**

The number for the cancellation of evening or weekend classes is #2238. Radio station KYW-AM 1060 will announce the College’s closing number. You are encouraged to sign up for “e2 Campus” which is an emergency notification system. Go to the MyCCP Home page to sign up for the notification system.



***The instructor reserves the right to change the syllabus at any time.***

***Students will be notified of any changes.***