

**PALOMAR COLLEGE**  
**COURSE OUTLINE OF RECORD FOR**  
**DEGREE CREDIT COURSE**

X Transfer course    X A.A. degree applicable course  
(check all that apply)

**COURSE NUMBER AND TITLE:** PLS 259 Real Property Law and Procedure

**UNIT VALUE:** 2

**MINIMUM NUMBER OF SEMESTER HOURS:** 32

**BASIC SKILLS REQUIREMENTS:** Appropriate language skills.

**ENTRANCE REQUIREMENTS**

**PREREQUISITE:** PLS 121 Introduction to Law

**COREQUISITE:** None.

**RECOMMENDED PREPARATION:** None.

**SCOPE OF COURSE:** California real property law: titles, community property, liens, sales contracts, escrow, separate property and property transfers. How ownership is acquired, transferred, and the legal rights and duties of the parties. Preparation of the proper forms and documents incident to real estate ownership and leasehold interest.

**SPECIFIC COURSE OBJECTIVES:** Successful students will

1. identify and explain the sources of California real estate law;
2. draft and prepare documents pertaining to real estate purchases, deposit receipts and deeds;
3. prepare documents pertaining to refinancing such as promissory notes secured by deeds of trusts;
4. demonstrate knowledge of landlord/tenant relations.

**CONTENT IN TERMS OF SPECIFIC BODY OF KNOWLEDGE:**

1. Introduction to Real Estate.
2. Legal Definition of Real Property.
3. Acquisition and Transfer of Real Property.
4. Real Estate Financing and Appraisal.
5. Closing the Real Estate Transaction.
6. Ethics and the Paralegal.

**REQUIRED READING:**

Helewitz, Jeffrey A. Basic Real Estate and Property Law for Paralegals. New York: Aspen Publisher Inc., 2002.

California Department of Real Estate. Real Estate Law. 1992.

**SUGGESTED READING:**

California Codes.

Oran's Dictionary of the Law. St. Paul: West Publishing Company, 1990.

**REQUIRED WRITING:**

Drafting of various contracts and documents for real estate transactions.

**OUTSIDE ASSIGNMENTS:**

**Students are expected to spend a minimum of three hours per unit per week in class and on outside assignments, prorated for short term classes.**

In addition to the required writing, students will be studying chapter assignments, notes, and preparing for quizzes and tests. Visit the Law Library for legal research and case briefs.

**INSTRUCTIONAL METHODOLOGY:**

**Check all that apply:**

- lecture
- laboratory
- lecture-laboratory combination
- directed study

**DISTANCE LEARNING:**

**This course may be offered as a distance learning course and meets Title 5 regulations 55370, 55372, 55374, 55376, 55378, and 55380.**

Yes  No

**If yes, check all that apply:**

- Television Course (Video one-way, e.g. ITV, video cassette, etc.)
- Online Course (Text one-way, e.g. newspaper, correspondence, electronic file, etc.)
- Two-Way Video Conferencing (Two-way interactive video and audio)
- One-Way Video Conferencing (One-way interactive video and two-way interactive audio)
- Computer Assisted Instruction (A specialized form of mediated instruction relying primarily on student access to information and prepared lessons or teaching materials through a computer terminal, but not under immediate supervision of a qualified instructor.)

**GRADING POLICY AND STANDARDS** (include methods of determining whether the stated objectives have been met by students):

A mid-term and a final test will be given during the semester. Each test will be equated on a basis of 100 points. Additionally, various writing assignments will be worth a total of 200 points. Final grades will be computed as follows:

90% X 400 points = 360+ = A  
80% X 400 points = 320+ = B  
70% X 400 points = 280+ = C  
60% X 400 points = 240+ = D  
239- = F

**IS COURSE REPEATABLE FOR REASON(S) OTHER THAN DEFICIENT GRADE?**

Yes  No  Number of times course may be taken for credit: 1.

If yes, identify specific provision of Title 5 Division 2 section(s) 55761-55763 and 58161 which qualifies course as repeatable:

**CONTACT PERSON:** Angelo Corpora, Ext. 2501

**SIGNATURES ON FILE:**