



Advanced Real Estate Transactions

Law 524 / Fall 2025

Tuesday and Thursday 5:00-6:15

Room: 102

Adjunct Professor: Jody Peetz

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Description

The goal of this course is to introduce you to residential real estate transactions and the concepts and issues which may be encountered in the practice of residential property and financing law.

I am a licensed attorney in both Illinois and Missouri with 15 years in private practice before joining the United States District Courts. In preparing for this course, I have considered previous course outlines – as well as my own experience as a practicing attorney across various fields.

Course Materials:

Required Casebook:

Burkhart, Freyermuth, Odinet, Nelson, and Whitman; *Real Estate Transfer, Finance, and Development: Cases and Materials* (10th edition) West Academic Publishing 2021

ISBN: 978-1-68467-681-1

Optional Materials:

Lindsey's Real Estate Finance in a Nutshell (8th edition) West Academic Publishing 2022

ISBN: 978-1-63659-527-6

Illinois Mortgage Foreclosure Law (IMFL): 735 ILCS 5/15-1101 through 735 ILCS 5/15-1706

Hornbook (as needed): Nelson, Whitman, Burkhart, and Freyermuth; *Real Estate Finance Law* (6th edition) West Academic Publishing 2015

ISBN: 978-0-314-27832-6

Structure of Course

Each student is expected to attend class prepared to discuss the assigned readings or handouts. At each class meeting, we will have random discussion, and I will call upon students to respond to inquiries about the material under discussion. The classroom discussion, material presented in the readings, and any other material that may be presented during lectures will constitute the course material on which you will be examined.

Course Objectives and Learning Outcomes

By the end of the semester, students will be able to effectively:

- Recognize and utilize techniques to communicate and collaborate with the parties about their cases, real estate transactions, real estate financing, the law, and policy;
- Recognize and understand the existence of biases and their impact in the real estate transaction processes;
- Acknowledge ways to control bias and other informational barriers sourced in the adaptive unconscious;
- Recognize and understand the impact of context and the distribution of power in real estate transactions and financing, including culture, gender, race, national origin, and religion;
- Identify and understand the underlying interests of all involved parties in real estate transactions where cultural difference may add challenges to the collection of information;
- Identify and utilize necessary oral and written advocacy skills with and on behalf of parties in real estate transactions involving cross-cultural interactions; and,
- Enhance communication and collaboration skills and maximize effectiveness working as a team member to advance the interests of the parties and the process in real estate transactions, including those involving cross-cultural interactions.

Evaluation/Grading

We will have a midterm exam, periodic written assignments, and a final exam. The midterm and final exams will be closed-book examinations. Your grade for this class will be based upon the cumulative total of your performance on the midterm exam (25%); written assignments that we may do and class participation and preparedness (25%); and, the final exam (50%).

Attendance Policy

The School of Law Rules primarily govern students' attendance requirements. Pursuant to those Rules, the maximum number of absences for this course is set at six (6). Because oral participation is a central (and graded) component of this course, attendance is essential. This means that it is not possible to duplicate the classroom experience through watching a video of the course or listening to a recording on any given day. Therefore, recording is not permitted. However, if the Law School records the class as a part of its evaluation of me, or the class material, I will advise you accordingly.

Attendance will be taken during each class. You are responsible for ensuring that your attendance is recorded. If you miss attendance at the beginning of any session for any reason, please make sure you follow-up with me by the end of the class to ensure that your attendance is properly recorded. If you do not comply or participate in the attendance process, you will be counted as absent. By recording your attendance, you are representing that you have completed the readings and spent time thinking about any questions asked in the reading or by the instructor beforehand. It is also a representation that you have spent at least 3 hours in preparation for the class as required by the ABA Standard 310(b)(1).

I understand the rigors of law school and the possibility that many of you are also juggling work, family, and other commitments. As such, if you come to class and are not prepared when you are called upon, I will allow for one "free pass." Otherwise, if you are not prepared when called upon during class, you will not receive points for attendance that day.

If you are sick and your attendance could compromise the health and welfare of the rest of the class, please reach out to me by email or telephone BEFORE the scheduled start of the class. If I do not hear from you before the class begins, it will be counted as an absence (barring exceptional circumstances).

Hybrid Scheduling

This class will be operating on a hybrid schedule. I intend on utilizing remote classes for up to a total of ten (10) of our classes. I may need to utilize some of those remote classes based upon my work schedule and ability to travel to the School of Law (i.e., I am scheduled for trial for one week in October, so I would have to be remote that week). However, I would like to discuss this scheduling with the class when we start to determine if there are certain schedules that would benefit you all to utilize the remote class versus in-person (i.e., do you prefer remote later in the semester as we prepare for final exams, would you prefer to do a weekly schedule with one session in person and one session remote, etc).

The information about attending the remote classes will be provided to you in advance of the class. The remote classes will operate the same as in-person classes.

Your attendance and participation is required. Also, your camera will be required to be on during the totality of the course with you present on the screen in order for you to obtain full credit for attendance. Treat the remote classes as an opportunity to prepare for your future careers that may require remote participation in meetings, courtroom activities, or depositions, etc. In other words, find a quiet location that will allow you to pay attention and to participate actively during class without distractions for yourself or the rest of the class.

D2L

You should check D2L course pages prior to each class in case I add additional material to be referenced or prepared – or if I post any suggestions for changes to the class itself.

Laptops and Other Electronic Devices

Laptop computers should not be used in class for any purpose other than taking notes. If any student inappropriately uses a laptop (for sending email, chatting, shopping, etc.), that student will be marked absent for the day. If you have your cellphone with you during class, please make sure that it is on silent during class so as not to disrupt the rest of the class.

Contact and Availability

As an adjunct professor, I do not have regular office hours. You may reach me by e-mail at jody.peetz@siu.edu. You may also reach out by text or call to my cell phone at (573) 510-9505. If I do not respond right away, please know that I may be working and unavailable at that time but will respond as soon as possible. I will also be available on campus slightly before or after class as well. If additional appointments are necessary, please do not hesitate to reach out and we can also look into a remote meeting if necessary.

Workload Expectations

The American Bar Association (“ABA”) law-school-accreditation standards contain a formula for calculating the amount of work that constitutes one credit hour. According to the ABA Standard 310, a credit hour is an amount of work that reasonably approximates not less than one hour of classroom or direct faculty instruction and two hours of out-of-class student work per week. This is a 3-credit hour course, meaning that we will spend two 75-minute sessions together each week. The amount of assigned reading and out-of-class preparation should take you about 3 hours for each class session. In other words, you should plan on spending a total of 9 hours per week on course-related material (3 in class and 6 preparing for class).

Emergency Procedures, Disability Support Services, Saluki Cares, Safety Awareness and Education: *Please see Syllabus Attachment for SIU Simmons Law School – Fall 2025*

Assignments

Assignments are blocked below for logic and indication of order of presentation. We may, as a class, discuss whether there are additional or alternative topics that everyone would like to include. The dates and total pages may not directly correspond with the work for every single class. The dates are not set in stone and are only a prediction of when we may reach that material. Those dates may adjust as the semester progresses – and I will make sure to keep you updated on those changes both during our sessions as well as on D2L.

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| 1. Contracts for Sale | August 19, 2025 |
| a. Casebook pp. 3-44 | |
| 2. Contracts Continued | August 21, 2025 |
| a. I will provide sales forms on D2L for you to review for discussion in class as to how a real estate transaction takes place | |
| b. Casebook pp. 44-92 | |
| 3. Contracts Continued | August 26, 2026 |
| a. Casebook pp. 92-138 | |
| 4. Contracts Continued | August 28, 2025 |
| a. Casebook pp. 138-149 | |
| 5. Deeds and Titles | September 2, 2025 |
| a. Casebook pp. 151-179 | |
| 6. Deeds and Titles | September 4, 2025 |
| a. Casebook pp. 180-209 | |
| 7. Deeds and Titles | September 9, 2025 |
| a. Casebook pp. 209-249 | |
| 8. Deeds and Titles | September 11, 2025 |
| a. Casebook pp. 249-270 | |
| 9. Summary Review of Materials Covered for Midterm | September 16, 2025 |
| 10. Midterm | September 18, 2025 |
| 11. Finance | September 23, 2025 |
| a. Casebook pp. 273-293 | |

12. Installment Contracts a. Casebook pp. 294-338	September 25, 2025
13. Mortgage a. Casebook pp. 339-362	September 30, 2025
14. Mortgage a. Casebook pp. 362-388	October 2, 2025
15. Mortgage a. Casebook pp. 388-421 (Notes)	October 7, 2025
16. Mortgage Transfer a. Casebook pp. 421-464	October 9, 2025
17. Mortgage Transfer a. Casebook pp. 464-498	October 14, 2025
18. Mortgage Discharge a. Casebook pp. 498-520	October 16, 2025
19. Mortgage Discharge a. Casebook pp. 521-570	October 21, 2025
20. Summary Review of Finance & Mortgage Materials	October 23, 2025
21. Foreclosure a. Casebook pp. 571-608	October 28, 2025
22. Foreclosure a. Casebook pp. 608-638	October 30, 2025
23. Foreclosure a. Casebook pp. 639-670	November 4, 2025
24. Foreclosure a. Casebook pp. 670-719	November 6, 2025
25. Foreclosure a. Casebook pp. 720-740	November 13, 2025
26. Review for Final Exam (and any other material)	November 18, 2025
27. Review for Final Exam (and any other material)	November 20, 2025

28. Final Exam

TBD

NOTE: Because Veterans' Day falls on November 11, 2025, which is a Tuesday, and campus is closed, we will have to make up that class with content. I will let everyone know as we get closer to that time.

SYLLABUS ATTACHMENT

SIU SIMMONS LAW SCHOOL – Fall 2025

EMERGENCY PROCEDURES: We ask that you become familiar with **Emergency Preparedness @ SIU**. Emergency response information is available on posters in buildings on campus, on the Emergency Preparedness @ SIU website, and through text and email alerts. To register for alerts, visit <http://emergency.siu.edu/>.

DISABILITY POLICY. SIU Carbondale is committed to providing an inclusive and accessible experience for all students with disabilities. The Office of Access and Accommodations, formerly Disability Support Services, coordinates the implementation of accommodations. If you think you may be eligible for accommodations but have not yet obtained approval, please contact OAA immediately at 618-453-5738 or disabilityservices.siu.edu. You may request accommodations at any time, but timely requests help to ensure accommodations are in place when needed. Accommodations and services are determined through an interactive process with students and may involve consideration of specific course design and learning objectives in consultation with faculty. Please send approved accommodations to your faculty through the DSS online portal.

SALUKI CARES and COUNSELING & PSYCHOLOGICAL SERVICES (CAPS). The purpose of Saluki Cares is to develop, facilitate and coordinate a university-wide program of care and support for students in any type of distress—physical, emotional, financial, or personal. By working closely with faculty, staff, students, and their families, SIU will continue to display a culture of care and demonstrate to our students and their families that they are an important part of the community. For Information on Saluki Cares: (618) 453-2461, or siucares@siu.edu, <https://salukicare.siu.edu/>. Associate Dean Shelia Simon ssimon@siu.edu or (618) 536-8321 is available at the Simmons Law School to help students access university resources. Additionally, counseling services are available through CAPS ([Counseling and Psychological Services \(CAPS\) | Student Health Services | SIU](#)). A counselor is at the law school every Wednesday from noon until 4:30pm in Room 268 for drop-in appointments.

SAFETY AWARENESS FACTS AND EDUCATION Title IX makes it clear that violence and harassment based on sex and gender is a Civil Rights offense subject to the same kinds of accountability and the same kinds of support applied to offenses against other protected categories such as race, national origin, etc. If you or someone you know has been harassed or assaulted, you can find the appropriate resources here: <http://safe.siu.edu>