

Advanced Real Estate Transactions

Law 524

Tuesday and Thursday 3:00 – 4:15

Room: 251

Spring, 2024

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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 practicing transactional attorney. In preparing for this course, I have considered previous course outlines, and I have relied on my experience as a practicing attorney.

Course Material:

Casebook (required): Burkhardt, Freyermuth, Odinet, Nelson, and Whitman, Real Estate Transfer, Finance, and Development: Cases and Materials (10th ed. West Academic Publishing, 2021)

ISBN: 978-1-68467-681-1

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): For your convenience you should have access to 735 ILCS 5/15-1101 through 5/15-1706 (2020)

Hornbook (as needed): Nelson, Whitman, Burkhardt, and Freyermuth, Real Estate Finance Law (6th ed. West Academic Publishing, 2015)

ISBN: 978-0-314-27832-6

Structure of Course:

Each student is expected to come to class prepared to discuss the assigned readings or handouts. At each class meeting, I may randomly call upon students to respond to inquiries about the material under discussion. Those dialogues, along with material formally presented in lectures, slides, handouts, and the assigned readings constitute the course material on which you will be examined

Evaluation:

I intend to have three tests, a written assignment, and a final exam. I will evaluate you on your performance on the periodic assignments, class participation and preparedness, and a closed-book final examination.

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 for 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.

Attendance will be taken during each class. You are responsible for ensuring that your attendance is recorded. If you did not sign the attendance sheet, you should check with me prior to leaving class to be sure your attendance is recorded. A failure to sign the attendance sheet will be counted as an absence.

If you come to class and are not prepared when called on, you will not receive points for attendance that day.

Signing the daily attendance sheet is a representation 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).

Please come to class prepared to participate in class discussions and remain for the entire class period. It is disturbing to the remainder of the class for students to leave the classroom and then come back in during class. If you need to leave the classroom for some reason, please do so quietly and do not re-enter the classroom until the class is over.

D2L:

You should check D2L course page prior to each class as I will occasionally add additional material to be referenced or prepared.

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, web browsing, etc.) the student will be marked as absent for the day.

Office Hours:

As an adjunct professor, I do not have regular office hours. You may reach me by e-mail at: john.rendleman@siu.edu. I will be available on campus after class and at other times by appointment.

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 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 for fifteen weeks.” This is a 3-credit hour class, meaning that we will spend two 75-minute blocks of time together each week. The amount of assigned reading and out-of-class preparation should take you about 3 hours for each class session and 6 hours for the week. All told, applying the ABA standard to the number of credits offered for this class, you should plan on spending a total of **9 hours per week (3 in class and 6 preparing for class) on course-related work.**

Emergency Procedures:

We ask that you become familiar with Emergency Preparedness at SIU. Emergency response information is available on posters in buildings on campus, on the Emergency Preparedness at SIU website and through text and email alerts. To register for alerts, visit:

<http://emergency.siu.edu/>.

Disability Support Services:

SIU Carbondale is committed to providing an inclusive and accessible experience for all students with disabilities. 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 DSS 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. Upon completion of Disability Accommodation Agreement with DSS, students should use the DSS Student Portal to notify their faculty members and the School of Law Registrar’s Office of their accommodations.

Saluki Cares:

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, emotion, financial, or personal. By working closely with faculty, staff, students, and their families, SIUC 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 Care: (618) 453-2461, or siucares@siu.edu, <https://salukicare.siu.edu/index.php>. At the School of Law, Assistant Dean Judi Ray is also available to help students access university resources. Her email is judiray@siu.edu and her phone number is (618) 453-3135.

COVID-19:

SIUC’s policy on face masks and social distancing is consistent with the guidance from the Centers for Disease Control and Prevention and the Illinois Department of Public Health. For up-to-date information, students, faculty, and staff should visit SIU’s COVID website

(siu.edu/coronavirus), which includes the Saluki Safety Plan. People can also send an email to pandemicinfo@siu.edu.

Assignments:

Assignments are blocked below for logic and for indication of order of presentation. Every numbered assignment will not neatly correspond with the work for a single class. The dates indicated for each assignment are not set in stone. The dates are a prediction of when we will reach that material. The dates may adjust as the semester progresses.

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| 1) Contracts for Sale.
a) Sales forms (found on D2L)
b) Review the forms for discussion in class on how a real estate transaction takes place.
c) Casebook pp 3-44. | January 16, 2024 |
| 2) Contracts Continued.
a) Casebook pp. 44 - 92 | January 18, 2024 |
| 3) Contracts Continued
a) Casebook pp. 92 - 138 | January 23, 2024 |
| 4) Contracts Continued.
a) Casebook pp. through 151 | January 25, 2024 |
| 5) Deeds and Titles.
a) Casebook pp. 151 - 180 | January 30, 2024 |
| 6) Deeds & Titles
a) Casebook pp. 180 – 209 | February 1, 2024 |
| 7) Deeds & Titles.
a) Casebook pp. 209 - 250 | February 6, 2024 |
| 8) Deeds & Titles.
a) Casebook pp. 250 - 265 | February 8, 2024 |
| 9) Review for Test 1. | February 13, 2024 |
| 10) Test 1. | February 15, 2024 |
| 11) Finance.
a) Casebook pp. 275 - 294 | February 20, 2024 |
| 12) Installment Contracts.
a) Casebook pp. 294 - 337 | February 27, 2024 |
| 13) Mortgage.
a) Casebook pp. 339 - 363 | February 29, 2024 |

14) Mortgage. a) Casebook pp. 363 - 388	March 5, 2024
15) Mortgage. a) Casebook pp. 388 – 421	March 7, 2024
16) Mortgage Transfer. a) Casebook pp. 431 – 464	March 19, 2024
17) Mortgage Transfer. a) Casebook pp. 464 – 490	March 21, 2024
18) Mortgage Transfer & Review.	March 26, 2024
19) Test #2.	March 28, 2024
20) Mortgage Discharge a) Casebook pp. 520 – 570	April 2, 2024
21) Foreclosure a) Casebook pp. 571 – 600	April 4, 2024
22) Foreclosure a) Casebook pp. 600 – 630	April 9, 2024
23) Foreclosure a) Casebook pp. 636 - 665	April 11, 2024
24) Disbursement, Etc. a) Casebook pp. 661 - 670	April 16, 2024
25) Redemption. a) Casebook pp. 668 – 720	April 18, 2024
26) Redemption. a) Casebook pp. 720 – 740	April 23, 2024
27) Review	April 25, 2024

SIUC Syllabus Attachment