

Preface

INTRODUCTION

The second edition of this book seeks to advance on the ideas originally presented in the first edition. While the text still seeks a balance between theory and practice, the text continues to build a strong foundation for students in what can often be a complicated subspecialty of the law. In addition to examining the fundamental principles in real estate, from ownership in fee simple, to landlord-tenant law, to tax consequences of owning and selling real estate, the text also provides new material for both the student and the instructor. Throughout the text, new material has been added that emphasizes the ever-expanding role of technology in modern real estate practice.

The day-to-day practice of law is never far from the discussions in this new edition. The practical applications of real estate law are provided for the future paralegal, including how to research deeds, how to decipher mortgage clauses, and even how to conduct a full-blown title examination, with special emphasis on the impact that software and the Internet have had on all of these endeavors. Ethical issues continue to be examined. In this era of swiftly moving technology, a strong foundation in ethics is more important than ever.

FEATURES

The book was designed with the reader in mind. The text presents the material in a variety of methods to tap into different learning styles. Many examples of actual documents are provided as figures throughout each chapter. In addition, various features lend a strong visual element to the text. The features found in the text include the following:

■ Chapter Objectives

Each chapter begins with clearly stated learning objectives to guide readers in their studies.

■ Issue at a Glance

Scattered throughout each chapter are small synopses of issues discussed in the chapter. These synopses are positioned adjacent to the material under discussion, not only as a way of helping the reader synthesize important issues but also as a visual marker for later study.

■ Definitions

As each new term is introduced, it is also defined for the student. These on-the-spot definitions provide a handy reference.

■ Examples

Each chapter contains not only discussions of the theoretical underpinnings of law but also practical examples to assist the student in building the reasoning skills needed to succeed in the legal field.

■ Annotated Documents

In addition to the documents provided as figures throughout the text, each chapter contains one relevant annotated document to highlight the practical application of issues discussed in the chapter.

■ Ethics

Ethics is a vital component of any legal text, so the ethical implications of a real estate practice are emphasized in each chapter. In order to emphasize the important role that ethics plays in law, each chapter contains a separate ethical discussion.

■ Skills You Need in the Real World

The text places strong emphasis on balancing theoretical discussion with practical examples. This is readily apparent in the “Skills” section found at the conclusion of each chapter. Here, the author addresses how the student can build an entire skill set, from researching public records to drafting property descriptions.

■ Case Excerpts

Each chapter contains a case excerpt designed to emphasize some of the points raised in that chapter and to provide material for classroom discussions. These cases have been updated to reflect recent changes in the law since the publication of the first edition.

■ Case Questions

At the conclusion of each case are questions relevant to that case that spur classroom discussion and ask the student to relate the case to the material brought out in each chapter.

■ Chapter Summary

Each chapter contains a concise summary of the major issues discussed. This feature helps readers focus on the important points raised in the chapter.

■ Review Questions

Extensive review questions test the student’s comprehension of the issues under discussion. These review questions, coupled with the Discussion Questions, provide rich material for classroom discussions.

■ Practical Applications

The Practical Applications section, found at the conclusion of each chapter, emphasizes the practical aspects of law and building important skills. Where the review and discussion questions encourage dialogue about the topics in each chapter, the Practical Applications allow the student to put this theoretical knowledge to practical use and to make a stronger connection with the material.

■ Web Sites

The Internet is becoming an increasingly vital link for students, and a list of Web sites is included at the end of each chapter to assist students in gathering more information about the chapter topics. Web sites in each chapter focus on important real estate concepts or provide direct access to the amazing amount of detail currently provided about real estate topics, including access to public documents.

■ Key Terms and Phrases

A list of key terms and phrases used in each chapter assists the student in mastering the concepts presented.

■ Significant Cases

In order to assist both students and instructors, the author has included a new section in the second edition that provides cites to noteworthy or other significant cases relevant to the topics discussed in the chapter.

■ Non-Gender Specific Language

In recognition of the impact of gender specific language, the author has adopted the following convention in the text: Even-numbered chapters use “he” in general discussions and examples, while the odd-numbered chapters use “she” for the same purposes.

PEDAGOGY

The following features are included in the text to take advantage of different student learning styles:

- Learning objectives stated at the beginning of each chapter
- Terms and legal vocabulary in bold and defined immediately for the student; also listed in the Glossary for later reference
- Many different forms of visual aids that illustrate crucial points
- Professional profiles to help the student make a personal connection with the material
- Lesson plans in the instructor’s manual that provide alternative presentations of the material
- End-of-chapter questions, activities, and assignments to hone the student’s understanding

- End-of-chapter ethical discussion
- Web sites for further research and/or discussion

INSTRUCTOR'S MANUAL

The author has developed an extensive instructor's manual to accompany the text. This instructor's manual provides a wealth of resources for the instructor. The manual is also provided on a CD, to help instructors make more efficient use of their time. Among the features in the instructor's manual are:

■ Suggested Syllabi

Suggested syllabi are provided for various versions of an Introduction to Law course, including alternate syllabi for instructors who emphasize theoretical over practical, or practical over theoretical.

■ Lesson Plans

The author provides several different lesson plans to help instructors who must present introductory courses in 6-, 8-, 10-, 12-, or 16-week formats.

■ Chapter Lecture Outline and Discussion

Each chapter is outlined for the instructor and annotations are provided throughout the outline to provide additional discussion and classroom material for the instructor.

■ Additional Web Resources

The instructor's manual also contains additional Web sites to provide other resources for classroom discussion and assignments.

■ Additional Assignments

In addition to the chapter review questions and discussion questions, the author also provides more assignments in the instructor's manual.

■ Answers to Review Questions and Discussion Questions

The end-of-chapter review questions are answered in detail. The author also provides suggested answers for the discussion questions.

■ Test Bank

The test bank includes a variety of test questions, including:

- Essay Questions (five per chapter)
- Short Answer (ten per chapter)
- Multiple Choice (twenty-five per chapter)
- True-False (ten per chapter)

■ **Additional Features on Instructor's Manual CD**

1. Power Point Slides

The author has prepared a PowerPoint® presentation for each chapter of the text.

2. Additional Cases

Additional cases are provided for classroom discussion. These can be used in a variety of ways, including as lecture handouts and additional assignments.