Syllabus

Advanced Real Estate Transactions
Law 524-3
Spring, 2016

Class sessions: Tuesdays and Thursdays, 11:00 – 12:15pm, room 204

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What you can expect to learn: Hold on for a wild ride here! You may learn more in this class than in any class in law school – not because of my expertise, but precisely because of my lack of expertise. While I have practiced law for longer than most of you have been alive (I am practically a fossil!), and have experience with real estate transactions, the topic has not been the focus of my scholarly attention. Bottom line, there will be questions in this class that we will ask and answer together. I’m betting we will like this process.

You will continue to develop your skills at learning the law from cases, statutes, regulations and other sources. You be continue to master applying existing law to new factual situations. But unlike many other classes, this class will require you to be a problem solver. The court system is always available as a backup problem solving mechanism, but in transactional practice, you will have to be able to generate multiple pathways to achieve your client’s goal, and build persuasive skills to achieve agreement on which pathway will work.

Attendance: Be here, it’s what you paid for. I will try to make sure that class time is valuable to you. And if you miss more than six classes, you will not be allowed to take the final.

Grading: Your grade will be based on the following factors: One paper on a topic of your choice, worth 20% of your grade; a presentation to the class, with a partner, worth 20% of your grade, and a final exam worth 60% of your grade.

D2L: Keep posted on news, assignments, any changes in the syllabus and other good stuff through D2L.

Office hours: In addition to our class, I have two classes that meet on Monday and Wednesday, from 11:00 to 12:15, and from 1:30 to 2:20. But outside of those times I am the classic nerd, working in my office. So stop by any time. If you want to reserve some time, feel free to schedule an appointment.
Recording class sessions: As a general rule, I will not allow audio or video recording in class. My sense is that you will be more likely to participate in and learn from the class if you are not worried that someone else is recording you. If there are special circumstances that you believe require recording, please talk with me.

Final exam: The final exam in this class will be held on Friday, May 6, at 1:15pm.

Workload expectations: Even if you haven’t thought about this, the American Bar Association has. The ABA’s standards for accrediting law schools contain a formula for calculating the amount of work that constitutes one credit hour. According to ABA Standard 310(b)(1), “a “credit hour” is an amount of work that reasonably approximates: (1) 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, or the equivalent amount of work over a different amount of time.” This is a three credit hour class, so the assigned reading and out of class preparation should take you about three hours for each class session or six hours for the week. Bottom line, the ABA expects that you will spend a total of nine hours per week on this class. This guideline seems pretty smart to me.

Yikes! Stress! The University and the School of Law recognize that there are lots of potential stressors in your life. Here is some information on a campus-wide effort to be there to support you: 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) 453-5714, or siucares@siu.edu, http://salukicares.siu.edu/index.html. 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.

Disabilities: I want everyone in this class to succeed. If a disability is challenging you, here is some information about how to seek accommodations: Disability Support Services provides the required academic and programmatic support services to students with permanent and temporary disabilities. DSS provides centralized coordination and referral services. To utilize DSS services, students must come to the DSS to open cases. The process involves interviews, reviews of student-supplied documentation, and completion of Disability Accommodation Agreements. http://disabilityservices.siu.edu/. Upon completion of a Disability Accommodation Agreement with DSS, students should bring the agreement to the School of Law Registrar’s Office to ensure the School of Law provides the proper classroom and examination accommodations.

Emergency Procedures: Emergency Procedures. Southern Illinois University Carbondale is committed to providing a safe and healthy environment for study and work. Because some health and safety circumstances are beyond our control, we ask that you become familiar with the SIUC Emergency Response Plan and Building Emergency Response Team (BERT) program. Emergency response information is available on posters in buildings on campus, available on BERT's website at www.bert.siu.edu, Department of Safety’s website www.dps.siu.edu (disaster drop down) and in Emergency Response Guideline pamphlet. Know how to respond to each type of emergency.
Instructors will provide guidance and direction to students in the classroom in the event of an emergency affecting your location. It is important that you follow these instructions and stay with your instructor during an evacuation or sheltering emergency. The Building Emergency Response Team will provide assistance to your instructor in evacuating the building or sheltering within the facility.

Assignment for January 19, 2016: Come to class ready to identify any experience you have with real estate transactions, and how real estate transactions fit into your future. Also take a look through the Table of Contents in our textbook. Be ready to identify any topics that you are interested in that are not covered by the book. Also be ready to prioritize what you want to learn this semester. I’ll have a draft syllabus that can be adjusted to fit our needs as a class.