

CATALOG INFORMATION

Dept and Nbr: RE 80A

Title: RE PRINCIPLES

Full Title: Real Estate Principles

Last Reviewed: 2/12/2024

Units		Course Hours per Week		Nbr of Weeks	Course Hours Total	
Maximum	3.00	Lecture Scheduled	3.00	17.5	Lecture Scheduled	52.50
Minimum	3.00	Lab Scheduled	0	3	Lab Scheduled	0
		Contact DHR	0		Contact DHR	0
		Contact Total	3.00		Contact Total	52.50
		Non-contact DHR	0		Non-contact DHR	0

Total Out of Class Hours: 105.00

Total Student Learning Hours: 157.50

Title 5 Category: AA Degree Applicable

Grading: Grade or P/NP

Repeatability: 27 - Exempt From Repeat Provisions

Also Listed As:

Formerly:

Catalog Description:
Examination of the basic fundamentals of real estate law; industry terminology and general principles necessary for sitting for State exam. Required prior to obtaining a test date; applies toward State's educational requirements for the broker's examination.

Prerequisites/Corequisites:

Recommended Preparation:

Limits on Enrollment:

Schedule of Classes Information:
Description: Calif real estate laws & principles as applied toward requirements for the broker's exam. Required prior to sitting for State Exam. (Grade or P/NP)
Prerequisites/Corequisites:
Recommended:
Limits on Enrollment:
Transfer Credit: CSU;

Repeatability: Exempt From Repeat Provisions

ARTICULATION, MAJOR, and CERTIFICATION INFORMATION:

AS Degree:	Area			Effective:	Inactive:
CSU GE:	Transfer Area			Effective:	Inactive:
IGETC:	Transfer Area			Effective:	Inactive:
CSU Transfer:	Transferable	Effective:	Fall 1981	Inactive:	
UC Transfer:		Effective:		Inactive:	

CID:

Certificate/Major Applicable:

Certificate Applicable Course

COURSE CONTENT

Outcomes and Objectives:

The students will be able to:

1. identify three distinct land description methods;
2. identify and contrast freehold/less than freehold estates;
3. identify and contrast basic listing agreements;
4. define agency relations such as creation/termination and disclosure requirements;
5. define requisites of Valid Real Estate Contracts;
6. identify instruments of Real Estate Finance;
7. compare and contrast real property valuation, marketing data, cost, and capitalization methods;
8. compare and contrast real property taxation, gains, deferred gains, and tax rates.

Topics and Scope:

1. Property
 - Real/Personal
2. Land Descriptions
3. Transfers
 - Deeds
4. Titles/Ownership
 - Freehold/Less than Freehold
 - Vesting
 - Joint Tenancy
 - Tenant in Common
 - Sole and Separate Property
 - Partnership/Corporations
5. Agency Relationships
 - Creation/Termination
 - Disclosure

6. Contracts
 - Expressed/Implied
 - Performance/Discharge
 - Deposit Receipt
7. Landlord and Tenant
 - Leases
 - Month to month, fixed term, percentage, net
 - Property Management
8. Financing
 - Instruments
 - Note, Deed of Trust, Intallment Agreements
 - Loan Sources
 - Public/Private sector
9. Appraisal Basics
 - Appraisal Process
 - Definition of Appraisal
 - Data
10. Taxation
 - Gains
 - Property
 - Special Assessments
11. Licensing
 - Requirements
 - Salesperson/Broker

Assignment:

1. Individual projects.
2. Reading assignments.
3. Quizzes and tests.

Methods of Evaluation/Basis of Grade:

Writing: Assessment tools that demonstrate writing skills and/or require students to select, organize and explain ideas in writing.

Written homework, Essay exams, Term papers

Writing
1 - 35%

Problem Solving: Assessment tools, other than exams, that demonstrate competence in computational or non-computational problem solving skills.

Homework problems

Problem solving
1 - 10%

Skill Demonstrations: All skill-based and physical demonstrations used for assessment purposes including skill performance exams.

Class performances

Skill Demonstrations
1 - 10%

Exams: All forms of formal testing, other than skill performance exams.

Multiple choice

Exams
2 - 70%

Other: Includes any assessment tools that do not logically fit into the above categories.

None

Other Category
0 - 0%

Representative Textbooks and Materials:

CALIFORNIA REAL ESTATE PRINCIPLES, 6TH ed. revised. McKenzie, Anderson, Battino & Hopkins. Published by Wiley and Sons, Inc.