



COURSE DESCRIPTION - FACULTY OF LAW

COURSE NUMBER: LAW 640:X5 **COURSE NAME:** REAL ESTATE TRANSACTIONS

PREREQUISITE COURSES: PROPERTY LAW (LAW 440)

PREREQUISITE FOR: N/A

CREDITS: 3 **HOURS PER TERM:** 3 **TERM:** 2nd **MAXIMUM ENROLLMENT:** 40

PROFESSOR: NANCY KORTBEEK

METHOD OF PRESENTATION: LECTURE X SEMINAR OTHER

METHOD OF EVALUATION:

There will be an exam at the end of the term worth 100% of a student's grade.

Examination will be: x closed book (yet can bring in an unedited syllabus)

COURSE DESCRIPTION:

A study of the law relating to purchases and sales of real property, which shall include a review of the following:

- a. the role and duties of realtors;
 - b. certain statutory and contractual requirements relating to real property transactions (including the *Statute of Frauds*);
 - c. the obligations of vendors' in relation to title and quality defects in a real estate transaction (including the *caveat emptor* principle and exceptions thereto);
 - d. the respective rights and responsibilities of vendors and purchasers in relation to the closing of a "typical" residential real estate transaction; and
 - e. the remedies available to vendors and purchasers in the event of a default by the other.
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***SPECIAL COMMENTS:**

EVENING CLASS: X

REQUIRED TEXTS (IF ANY): Casebook