UMKC School of Law Spring 2014

COURSE NAME: Real Estate Finance

COURSE NUMBER: 8861

PROFESSOR: Michael O’Flaherty

ESSENTIAL PREREQUISITES: Complete first year

DESIRABLE PREREQUISITES: None

COURSE BOOKS:


METHOD OF GRADING & APPRAISAL OF STUDENT FOR GRADE: Final examination

SUMMARY DESCRIPTION OF COURSE: Overview of legal framework, documentation and enforcement of commercial and residential real estate loans.

COURSE CONTENT: Contracts for Deed, Mortgages, Deeds of Trust, Consumer Protection Laws, Foreclosure, Priorities Disputes, Federal Preemption, Subdivision Development, Co-op and Condo Lending, Leases as Lending Devices, Tax Planning, Bankruptcy Planning, Construction Loans, and Mechanic’s Liens. Please note that Real Estate Transactions (#8875, offered in the Fall) is a separate course and is not a prerequisite, nor does it overlap with this course even though it includes a brief introduction to finance. Of the two, Real Estate Finance deals more with theory that you would not be able to get in practice and the Real Estate Transactions class deals more with applications. Anyone planning on doing real estate work as a substantial part of their practice should take both.

COURSE OUTCOMES: The student becomes well-grounded in the fundamentals of real estate finance law.
RELEVANCY OF COURSE FOR CAREER PURPOSES: Course focuses on principles and their application. Essential for anyone anticipating practice in real estate area of any kind. Many lawyers in general practice also find it valuable.

RELEVANCY OF COURSE FOR MO/MULTI-STATE BAR EXAMINATION: Recent bar exams have had a number of questions in this area.