

# Course Syllabus

## **BUSINESS FINANCE 4412 REAL ESTATE LAW SPRING 2026**

### **COURSE DESCRIPTION**

The course explores basic legal aspects of real property contracts, transactions, land development, leases, public/private partnerships, foreclosures, title to real property, home building, housing discrimination and environmental law.

### **CLASS MEETINGS**

Monday and Wednesday, 5:30PM to 6:50PM, Room 230, Schoenbaum Hall

Please Note: INSTRUCTION WILL BE IN PERSON, RARELY THERE MAY BE A NEED TO DELIVER CLASS CONTENT BY ZOOM. IF SO, IN SUPPORT OF THE FINANCE DEPARTMENT'S GOAL OF FOSTERING STUDENT LIVE ATTENDANCE AND COLLABORATION, THE CLASS WILL BE TAUGHT AT ITS REGULAR TIME AND WILL NOT BE RECORDED.

### **CLASS MATERIALS**

The class will be taught through lectures and the distribution of in-class materials. NO textbook is required.

### **PRINCIPAL INSTRUCTOR**

Jim Maniace Senior Lecturer. Also Senior Counsel with Taft, Stettinius & Hollister LLP 41 S. High Street, Suite 1800 Columbus, Ohio 43215

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### **OFFICE HOURS**

**Monday and Wednesday, 3:00PM to 4:00 PM, 314 Fisher Hall**

### **GRADING**

Grading will be based on: (i) a Final Exam (150 POINTS); (ii) a Mid-Term Exam (80 POINTS); (iii) Assigned Exercise Projects, Outside Work, and Class Presentations (100 POINTS); and (iv) Class Participation (which is more than just attendance) (100 POINTS).

## **EXAMINATIONS**

Examinations will be administered through Carmen. At the instructors discretion, written examinations (scantron) may be substituted for Carmen access without prior notice to students.

## **CLASS PARTICIPATION**

Class participation grades are earned by participating in class, not by merely attending. You will not be penalized for not attending classes unless you have more than six (6) unexcused absences during the semester. You will not be rewarded for class participation unless you frequently make comments, answer questions or ask questions. Those students who attend regularly but do not participate in class, will receive a class participation grade which "mirrors" the grade they have received on other assignments. In other words, a student will not be penalized for lack of class participation (unless for frequent absences) but will not receive a reward which would increase his/her grade.

## **EXPECTATIONS**

Attend class, be on time, participate, be respectful of others, do not be afraid to ask questions. When we have a group project you will pull your weight.

## **DISENROLLMENT**

University Rule 3335-8-3 provides that a student may be dis-enrolled after the third instructional day of the semester, the first Friday of the semester, or the student's second class session of the course, whichever occurs first, if the student fails to attend the scheduled course without giving prior notification to the instructor.

## **DISABILITY SERVICES**

The Office of Disability Services verifies students with specific disabilities and develops strategies to meet the needs of those students. Students requiring accommodations based on identified disabilities should contact the instructor at the beginning of the semester to discuss his/her particular needs. All students with a specific disability are encouraged to contact the Office of Disability Services to explore the potential accommodations available to them.

## **CLASS SCHEDULE**

**January 12                   Course Overview**

**January 14                   Purchase Contract 1**

**January 19                   Martin Luther King Holiday (No class)**

**January 21                   Purchase Contract**

<b>January 26</b>	<b>Purchase Contract 3</b>
<b>January 28</b>	<b>Purchase Contract Exercise</b>
<b>February 2</b>	<b>Residential mortgage industry/residential versus commercial contract</b>
<b>February 4</b>	<b>Title and Closing 1</b>
<b>February 9</b>	<b>Title and Closing 2</b>
<b>February 11</b>	<b>Land Development 1</b>
<b>February 16</b>	<b>Land Development 2</b>
<b>February 18</b>	<b>Land Development Exercise</b>
<b>February 23</b>	<b>Consolidation of Concepts</b>
<b>February 25</b>	<b>Midterm Prep</b>
<b>March 2</b>	<b>Midterm in classroom on Carmen</b>
<b>March 4</b>	<b>Real Estate Finance Part 1</b>
<b>March 9</b>	<b>Real Estate Finance Part 2</b>
<b>March 11</b>	<b>Real Estate Finance Part 3 (Distressed Assets)</b>
<b>March 16-18</b>	<b>Spring Break</b>
<b>March 23</b>	<b>Leases as an Asset</b>
<b>March 25</b>	<b>Leasing Part 1</b>
<b>March 30</b>	<b>Leasing Part 2</b>
<b>April 1</b>	<b>Condominiums</b>
<b>April 6</b>	<b>Environmental Law</b>

<b>April 8</b>	<b>Fair Housing</b>
<b>April 13</b>	<b>Meet the Developers</b>
<b>April 15</b>	<b>Public Private Partnerships</b>
<b>April 20</b>	<b>Appraisal &amp; Real Estate Taxes</b>
<b>April 22</b>	<b>History of Real Estate Law and Innovation</b>
<b>April 27</b>	<b>Final Prep 1</b>
<b>May 5</b>	<b>Final Exam 6:00PM to 7:45PM</b>

**Religious accommodations:** Ohio State has had a longstanding practice of making reasonable academic accommodations for students' religious beliefs and practices in accordance with applicable law. In 2023, Ohio State updated its practice to align with new state legislation. Under this new provision, students must be in early communication with their instructors regarding any known accommodation requests for religious beliefs and practices, providing notice of specific dates for which they request alternative accommodations within 14 days after the first instructional day of the course. Instructors in turn shall not question the sincerity of a student's religious or spiritual belief system in reviewing such requests and shall keep requests for accommodations confidential.

With sufficient notice, instructors will provide students with reasonable alternative accommodations with regard to examinations and other academic requirements with respect to students' sincerely held religious beliefs and practices by allowing up to three absences each semester for the student to attend or participate in religious activities. Examples of religious accommodations can include, but are not limited to, rescheduling an exam, altering the time of a student's presentation, allowing make-up assignments to substitute for missed class work, or flexibility in due dates or research responsibilities. If concerns arise about a requested accommodation, instructors are to consult their tenure initiating unit head for assistance.

A student's request for time off shall be provided if the student's sincerely held religious belief or practice severely affects the student's ability to take an exam or meet an academic requirement and the student has notified their instructor, in writing during the first 14 days after the course begins, of the date of each absence. Although students are required to provide notice within the first 14 days after a course begins, instructors are strongly encouraged to work with the student to provide a reasonable accommodation if a request is made outside the notice period. A student may not be penalized for an absence approved under this policy.

If students have questions or disputes related to academic accommodations, they should contact their course instructor, and then their department or college office. For questions or to report discrimination or harassment based on religion, individuals should contact the Office of Institutional Equity.

**Academic Integrity:**

All students enrolled in this course are responsible for abiding by the guidelines outlined in the University's Code of Student Conduct. According to University Rule 3335-31-02, all suspected cases of academic misconduct will be reported to the Committee on Academic Misconduct.

**USE OF ARTIFICIAL INTELLIGENCE (AI):** Unless we specifically mention otherwise (and in writing), the use of any AI-generated content in any deliverables in this course will be considered academic misconduct and will be acted on as such. Writing assignments will be turned in online and I will be using Turnitin and other applications that have AI detection algorithms. You need to complete the assignments using your own brain and your own thinking...which will lead to more of your own learning!

**Disenrollment:**

Fisher College University Rule 3335-8-33 provides that a student may be disenrolled after the third instructional day of the quarter, the first Friday of the quarter, or the student's second class session of the course, whichever occurs first, if the student fails to attend the scheduled course without giving prior notification to the instructor.

**Student Health and Well Being**

The university strives to maintain a healthy and accessible environment to support student learning in and out of the classroom. If you anticipate or experience academic barriers based on your disability (including mental health, chronic, or temporary medical conditions), please let me know immediately so that we can privately discuss options. To establish reasonable accommodations, I may request that you register with Student Life Disability Services. After registration, make arrangements with me as soon as possible to discuss your accommodations so that they may be implemented in a timely fashion.

**Students with Disabilities:**

The Office of Disability Services verifies students with specific disabilities and develops strategies to meet the needs of those students. Students requiring accommodations based on identified disabilities should contact me at the beginning of the semester to discuss his or her individual needs. All students with a specific disability are encouraged to contact the Office of Disability Services to explore the potential accommodations available to them.

**Mental Health Services**

As a student, you may experience a range of issues that can cause barriers to learning, such as strained relationships, increased anxiety, alcohol/drug problems, feeling down, difficulty concentrating and/or lack of motivation. These mental health concerns or stressful events may lead to diminished academic performance or reduce a student's ability to participate in daily activities.

Further, the Ohio State University offers services to assist you with addressing these and other concerns you may be experiencing. If you or someone you know are suffering from any of the

aforementioned conditions, you can learn more about the broad range of confidential mental health services available on campus via the Office of Student Life's Counseling and Consultation Service (CCS) by visiting [ccs.osu.edu](http://ccs.osu.edu) or calling 614- 292-5766. CCS is located on the 4th Floor of the Younkin Success Center and 10th Floor of Lincoln Tower. You can reach an on call counselor when CCS is closed at 614-292-5766 and 24-hour emergency help is also available through the 24/7 National Suicide Prevention Hotline at 1- 800-273- TALK or at [suicidepreventionlifeline.org](http://suicidepreventionlifeline.org).

Fisher College has a collaborative program with Counseling and Consultation Services (CCS) to help you be your best self, academically, physically and emotionally. Specifically Mary DeCenzo, LISW ([decenzo.4@osu.edu](mailto:decenzo.4@osu.edu)) is available to schedule student counseling sessions Monday through Friday from 8:00 am to 5:00 pm (by appointment only)

#### **SEXUAL MISCONDUCT/RELATIONSHIP VIOLENCE**

Title IX makes it clear that violence and harassment based on sex and gender are Civil Rights offenses subject to the same kinds of accountability and the same kinds of support applied to offenses against other protected categories (e.g. race) , If you are someone you know has been sexually harassed or assaulted, you may find the appropriate resources at <http://titleix.osu.edu>

#### **DIVERSITY VALUES**

The Ohio State University affirms the importance and value of diversity in the student body. Our programs and curricula reflect our multicultural society and global economy and seek to provide opportunities for students to learn more about persons who are different from them. We are committed to maintaining a community that recognizes and values the inherent worth and dignity of every person; fosters sensitivity, understanding, and mutual respect among each member of our community; and encourages each individual to strive to reach his or her own potential. Discrimination against any individual based upon protected status, which is defined as age, color, disability, gender identity or expression, national origin, race, religion, sex, sexual orientation, or veteran status, is prohibited.

#### **Electronic Devices:**

The absence of unnecessary distractions and interruptions is essential for a positive and effective learning environment. Thus, students may not use any electronic device in class, unless explicitly permitted by the instructor. All electronic devices must be turned off and put away prior to the start of class.

**Course technology:**

For help with your password, university email, Carmen, or any other technology issues, questions, or requests, contact the Ohio State IT Service Desk. Standard support hours are available at [ocio.osu.edu/help/hours](http://ocio.osu.edu/help/hours), and support for urgent issues is available 24/7.

- Self-Service and Chat support: [ocio.osu.edu/help](http://ocio.osu.edu/help)
- Phone: 614-688-4357(HELP)
- Email: [servicedesk@osu.edu](mailto:servicedesk@osu.edu)
- TDD: 614-688-8743
- Baseline technical skills for online courses
- Basic computer and web-browsing skills
- Navigating Carmen: for questions about specific functionality, see the Canvas Student Guide.

**Required equipment**

- Computer: current Mac (OS X) or PC (Windows 7+) with high-speed internet connection
- Webcam: built-in or external webcam, fully installed and tested
- Microphone: built-in laptop or tablet mic or external microphone
- Other: a mobile device (smartphone or tablet) or landline to use for BuckeyePass authentication

You will need to use BuckeyePass multi-factor authentication to access your courses in Carmen. To ensure that you are able to connect to Carmen at all times, it is recommended that you take the following steps:

- Register multiple devices in case something happens to your primary device. Visit the BuckeyePass - Adding a Device help article for step-by-step instructions.
- Request passcodes to keep as a backup authentication option. When you see the Duo login

screen on your computer, click Enter a Passcode and then click the Text me new codes button that appears. This will text you ten passcodes good for 365 days that can each be used once.

- Download the Duo Mobile application to all of your registered devices for the ability to generate one-time codes in the event that you lose cell, data, or Wi-Fi service