

INSTRUCTOR: L. Leon Geyer Assistant: Lisa Blankenship
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Course Time and Place: T, R - 3:30-4:45 p.m. in 223 Engel Hall
Office Hours: Tuesdays and Thursdays, 5:00-5:30 pm, most Mondays and Fridays 8:30 -
10:00 a.m. and by appointment (hours subject to change in November). Contact
geyer@vt.edu for appointment.

Text: 1. Real Estate Law, Siedel, Aalberts. 7th Edition (6th okay to use)
REQUIRED

2. Blackboard notes www.learn.vt.edu.

When you registered for this course, you effectively entered into a contract with the AAEC 4754 Instructor. I pledge to work hard to make this a challenging, informative, educational, and (hopefully!) fun course. I will strive to be fair in assigning grades, and I will let you know the criteria on which your performance will be evaluated. In addition, I want you to feel free to ask questions in class and to seek my help outside of class. My office hours are posted. I am also available at other times whenever I am in my office. Feel free to make appointments when you need some help. I expect you to do the work that is assigned and to complete it in a timely manner. You should consistently attend and participate in the lectures and you should keep up with your reading and homework assignments. This is especially important for a law course. Learning is an intense process that requires constant effort and reading, so you must be prepared to work hard if you want to succeed. Failure to do so will dilute what you get out of the course and will ultimately jeopardize your grade.

Teaching Philosophy – This is a law class. I will use the Socratic method along with lecture. I expect questions – because you do not understand, because you want clarification, because you want additional information, etc. I expect documentation of all work as appropriate. I will ask you questions. I may be argumentative. You might be completely right or wrong and I will challenge you. My goal is to get you to critically think, to challenge me and your fellow student. My goal is to assist you in the acquisition of tools and not in memorization. Tools and critical thinking last. Memorization alone does not prepare one for the future. Concepts must be known and understood.

LAPTOPS AND CELL PHONES

LAPTOPS AND CELL PHONES ARE BANNED FROM CLASS. SURFING THE WEB INSTEAD OF ENGAGING IN CLASS, AND PLAYING GAMES, SHOPPING ONLINE, OR E-MAILING FRIENDS, DISTRACTS YOU AND THOSE WHO SIT NEAR YOU. THE COMPLAINTS HIGHLIGHT HOW TECHNOLOGIES ONCE EAGERLY ADOPTED BY COLLEGES CAN LATER POSE PROBLEMS.

PACK THEM INTO AND LEAVE THEM IN YOUR BACK PACK, I AM NOT KIDDING --- I ANSWER ALL CELL PHONES AND YOU HAVE NO NEED TO TEXT MESSAGE.

ONE EXCEPTION – WITH MY APPROVAL AND THAT YOU ACTUALLY USE IT TO TAKE NOTES, YOU MAY USE THE LAPTOP IN CLASS...BUT DO NOT TEMPT ME WITH LOSS OF PRIVILEGE.

The text is available in the bookstore and on reserve in the Newman Library. There will be additional handouts on Blackboard. [NOTE: The University Bookstore will begin returning unsold textbooks to the publisher around approximately one week after the last add date. Therefore, get your books now.]

You are expected to read all assignments prior to the day on which the topic will be discussed. You will be called on in class to discuss the readings and cases. The course involves a large amount of reading, so keep up. I use a combination of lecture and class discussion. The case method requires that you keep up-to-date on cases.

EVALUATION/GRADES (Tentative – subject to change)

As the semester progresses, some modifications may be made.

Projects or announced quizzes	=	100
Mid-Term Exam	=	150
Notecards (25 x 5 points each)	=	125
Final Exam (December 18, 1:05 – 3:05 p.m.)	=	<u>200</u>
TOTAL	=	575

I will use a curve as established by the class to assign letter grades. The grades may include + and - as well as the alphabetical notation. Tests given at my discretion will cover handouts, reading assignments and lecture material presented prior to the time of the tests.

Make up policy – No make up on cards unless you are on university business or prior consent – death in family or emergency room. Being sick is not an emergency. Notes from others don't count. Honesty does. There is no "Dean or university official" who can excuse you. No make-up exams or cards without prior consent of the instructor. [An email request is not consent] Approved make-ups may be oral exam at discretion of the instructor. I reserve the right to adjust the points per assignment and to add quizzes and homework. No make ups on quizzes and homework. Points will be taken off for late work.

Please place name, row and seat on back of last page of all exam papers. I bring class handout and returned work to class ONCE. After class, all material is placed outside my office in a box. They are your responsibility to pick up. Others are NOT to pick up your work.

3x5 Note Cards: 1 per class. Topic assigned in prior class or in class. There will be 1) questions from you, 2) questions from class, 3) questions from readings, or mini in class

quiz. DO NOT HAND IN FOR OTHERS- That is an honor violation. You may hand in only when you are in class (no make ups).

Exams will be returned in class as soon as possible. Items not picked up in class will be placed in a box outside my office after classroom distributions. If you are not in class, they are your responsibility to pick up.

HELP SESSIONS WILL BE SCHEDULED BEFORE EXAMS AND AS NEEDED. **LEXLINE** operates at 231-4528 or 953-0571, geyer@vt.edu, the night before exams and after help sessions until 11:30 p.m. I will be available for extended office hours around exam times.

CLASS ATTENDANCE: University policy does not require attendance. However, class is an important part of the learning experience. IT MATTERS. BE IN CLASS. If you want to learn—be in class. If you plan to miss more than 3 classes [except official university activity such as job interview, university team or professional meetings] drop the course now and make room for others who care. A seating chart will be prepared. The chart is used so I can learn your name and to return papers. Students who miss a lot of class fail to learn. Class attendance means **timely arrival and dismissal**.

A Students Duty:

1. To read before class. This allows the student to participate in the discussion.
2. To attend class so that they can:
 - a. Share their knowledge with the class and instructor.
 - b. Reinforce their reading.
 - c. Know what is expected for the next class.
3. Be on time. Don't disrupt your fellow students

Honor Code: The honor code will be STRICTLY enforced in this course. All assignments submitted shall be considered "graded work". All aspects of your coursework are covered by the honor system. All projects and homework assignments are to be completed individually unless otherwise specified. Honesty in your academic work will develop into professional integrity.

The Virginia Tech Honor Code embodies a spirit of mutual trust and intellectual honesty that is central to the very nature of the university and represents the highest possible expression of shared values among the members of the university community.

The fundamental beliefs underlying and reflected in the Honor Code and the Honor System Constitution are:

- The trust in a person is a positive force in making that person worthy of trust

- That every student has the right to live in an academic environment that is free from the injustices caused by any form of intellectual dishonesty, and
- That the honesty and integrity of all members of the university community contribute to its quest for Truth. (From Honor Pylon of War Memorial, Virginia Tech Campus).

The Honor Code is the University policy, which expressly forbids the following academic violations.

1. Cheating--Cheating includes the actual giving and receiving of any unauthorized aid or assistance or the actual giving or receiving of any unfair advantage on any form of academic work, or attempts thereof.
2. Plagiarism--Plagiarism includes the copying of the language, structure, ideas and/or thoughts of another and passing off as one's own, original work, or attempts thereof.
3. Falsification-- Falsification includes the statement of any untruth, either verbally or in writing, with respect to any circumstances relevant to one's academic work, or attempts thereof. Such acts include, but are not limited to, the forgery of official signatures, tampering with official records, fraudulently adding or deleting information on academic documents such as add/drop requests, or fraudulently changing an examination or other academic work after the testing period or due dates of the assignments.

The Honor Pledge---- "I have neither given nor received unauthorized assistance on this assignment"

The Honor Pledge is to be written out on all graded assignments and is to be signed by the student. In the absence of a written Honor Pledge, the Honor Code still applies to all graded assignments. The above items are from the Honor Constitution.

Technology: You will need access to the web and a userid to receive email. I will post all relevant class notes, handouts, readings and other material to my web page. (See above). I may send some items via the listserv and then post or notify you via the listserv that it will be posted. I will also assign articles from the Washington Post, Roanoke Times and other sources. I would urge that you visit the site within 10 days of notification as most articles are free to view for 10 days. Archive copies cost \$\$\$.

The class *listserv* is not moderated. That means that you and I can send messages to the list. I have tried discussion lists before and someone *flames* and the discussion dies. I want discussion. Keep profanity and name calling out of mail to the listserv.

Selected sources of articles

1. Washingtonpost.com
Real Estate section – see Saturday
2. <http://www.usgbc.org/>

3. <http://www.greenroofs.org/>

The U.S. Green Building Council is a 501(c)(3) non-profit community of leaders working to make green buildings accessible to everyone within a generation. This is the place to:

- Certify your green building
- Join USGBC as an organization
- Join a chapter as an individual
- Sign up for courses and workshops
- Purchase LEED Reference Guides
- Sign up for e-newsletters
- Become a LEED AP
- Learn about green building