

# Fundamentals of Georgia Real Estate Law

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# Preface

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After over a decade of teaching real estate law to undergraduate students, and enjoying every minute of it, I always look forward to our first class meeting. It is in this meeting that I sense a certain level of apprehension in some students regarding their interest, or lack thereof, in the subject matter at hand. They think it will be boring. They think it will be tedious. They think it will be irrelevant to their future careers. And who can blame them? After all, real estate law is rarely depicted in gripping courtroom dramas or in the latest mystery novels. The study of real estate law can be admittedly dry at times. And yet, real estate is essential to our very existence; it is where we sleep and work and play. It is this dichotomy that presents us with the challenges and excitement of teaching and learning about real estate law.

The goal of this book is to present real estate terms and concepts in a manner that keeps students engaged in studying the material. You will find a thorough discussion of legal principles, bolstered by practical applications and references to cases and statutes. Since real estate is governed primarily by state and local law, many instructors in our state are forced to supplement their generic real estate textbooks with Georgia law and Georgia-specific handouts. This textbook does the job for you. It also serves as a handy one-stop reference for essential real estate concepts.

The chapters in this book are organized in a logical flow and utilize examples, chapter reviews with key terms and review questions, and an extensive list of exhibits and practical exercises to reinforce the material. This book also contains a comprehensive glossary of terms, a compilation of relevant state statutory provisions and an examination of legal ethics as applied to the practice of real estate law.

An instructor's manual supplements this book, with model course syllabi, chapter outlines, a test bank with answer key, additional sample documents, website links, and suggested assignments and class projects.

To all of you, instructors and students, I wish you a rewarding and fun semester in your study of real estate law.

# Acknowledgments

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