The Summer semester is an accelerated class compressing a typical 15-week term into 6 weeks with just 29 business days (excludes weekends and holidays). Due to the fast pace our Canvas course materials become available one week early for those wishing a head-start prior to our official class start date.

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Instructor
Michael Angles
Email: michael.angles@wvm.edu

Availability:
Monday-Friday; noon to 4PM PST. I do not maintain a campus office. Students may contact me anytime via Canvas or my college email michael.angles@wvm.edu. I will endeavor to respond to emails ASAP. If a meeting is needed, they are typically conducted during weekday afternoons by phone or Zoom. While a signup calendar is available in Canvas, I prefer students email me as I often will meet with them immediately upon request. I do NOT accept text messages.

Course Description
An asynchronous course providing an introduction to real estate (real property) concepts for property ownership, investment and career endeavors such as RE sales, appraisal and property management. This course applies toward the educational requirements for the California Real Estate Salesperson, Broker and Appraiser’s license.

This fundamental real estate course presents the basic understanding, background, and terminology necessary for advanced study in specialized real estate courses. It is intended to acquaint the students with basic real estate theory. Its purpose is to enable students to identify, interpret, and solve fundamental problems inherent in real property transactions.

While our course will summarize information needed for the State of California real estate license examinations, supplemental outside study is needed for state exams preparation.

Course Overview
Course content is presented in 15 study modules exploring the author’s textbook. Module studies include textbook reading assignments, instructor supplements including content related articles and YouTube videos. Most study modules contain concepts reinforcing discussion questions such as simple narrative questions or case studies. Additionally, the case study-based discussion questions afford student opportunity for supplemental grade points for constructive comments to classmates’ postings. Study modules include the author’s chapter quizzes, and the instructor’s crossword puzzles.

Course Objectives:

• To understand basic real property concepts.
• To understand real property transactions.
• To understand factors influencing real property values.
• To understand basic real estate market concepts and trends.
• To develop knowledge for more advance real estate classes.
• To assist students in preparing for a California real estate career.

Course Student Learning Outcomes:

Outcome: Outcome: Explain the complexity of a real estate transaction.
Assessment: Discussion questions /Final examination.
Outcome: Explain basic ethical obligations of a real estate agent/professional.
Assessment: Homework assignments & Examination.

Grading
I do not grade on a curve. I use variable grade segments, where 100 to 90% is an A, 80 to 89% is a B, 70 to 79% is a C, 65 to 69% is a D. Since I expect our class will afford opportunity to earn about 835 grade points, excluding extra credit, the distribution should be:
A = 751 to 835 points.
B = 668 to 750
C = 584 to 667
D = 500 to 583
F = Less than 500

Assignment Groups
- Discussion questions 130 points
- Quizzes 255 points
- Puzzles 75 points
- Midterm exam 225 points
- Final exam 150 points
Total: 835 points

Reading and Study Contents
The Canvas online course modules contain reading assignment details. Students should plan on a busy reading schedule as we have 15 chapters. My lesson plan covers all the chapters of Huber’s California Real Estate Principles textbook at a pace of one chapter per module per business day. Students are urged to include the end of chapter reviews in their study as a means to reinforce real estate concepts. I supplement course materials with news articles, case studies, chapter quizzes and YouTube videos that further clarify/reinforce content.

Mid-term and Final Exams
Our exams will consist of multiple-choice questions addressing real estate concepts and terminology. Since our class is a distant learning one, the exams are timed, open book assessments.

A closed book final exam, if needed, may be made by arrangement with the instructor prior to the course midpoint. Any such closed book exam will be scheduled to occur at West Valley College during the final exams’ week.

The exams will cover lecture material, textbook readings, class discussions, and homework assignments. The tests cover topics in the textbook that we did not discuss in class. The midterm covers chapter 1-7, and the final covers all textbook chapters. The final exam becomes available some three business days prior to our ending class date. This exam must be submitted by its due date to receive credit. The Canvas Final Exam module contains complete details.
Assignment Due Dates and Late Grading Policy
The Canvas Module and Syllabus views show assignment due dates. Homework assignments are
explained in each Canvas lesson module that is released as the course unfolds.

Late Grading Policy
When emergencies arise, contact the instructor as soon as possible to discuss options. Extensions are
given at the instructor’s discretion. There is no exception for the final exam. It must be completed per
schedule as course grades are submitted promptly at the end of the school term. My distant learning
courses do NOT afford an “incomplete option”.

I typically mark down late assignment postings 10% for each module in arrears. For example, if you turn
in your module 3 assignment(s) during the Module 5 period, the two-module difference will earn you a
20% grade point deduction.

Additionally, you will NOT be eligible for the supplemental grade points for your late comments to a
fellow student’s post, as the time has passed where they may add value or create additional discussion.

Pass/No Pass Grading Option
You may take this course on a pass/no pass grading option basis rather than a letter grade. To do so, you
must submit the school application for pass/no pass and advise me of your submittal by the end of our
second day of instruction for accelerated semesters. Forms are available on the schools’ portal web site
and within the Mike’s Supplements folders.

Textbook
Covina California. The publisher makes an electronic rental available from RedShelf.com in addition to
an unbound printed edition from Amazon and the West Valley College Bookstore. New textbooks
ordered via Amazon are shipped directly from the publisher in Southern Calif. Students ordering
printed textbooks should do so at least two weeks before the semester start. Furthermore, students
ordering textbooks from Amazon are advised to verify the price, which should be about $80 for a loose
leaf and $110 for a bound version, before taxes and shipping fees from Walt Huber.

Student Participation & Responsibilities
An initial student roll (Census Roll) will be taken at the end of the Introduction module’s learning period
using the Canvas Learning Management System. Students not completing the first module’s
assignments by the census roll due date, or not advising the instructor they wish to remain in the
class, will be dropped. After the first module, student homework submissions provide the basis for
attendance.

*It is the student’s responsibility to drop the class if they wish to discontinue.*

Each student is responsible for completing all assignments per the class schedule. I may make changes
to this syllabus or the reading list during the semester. When I do so, I will advise via the Canvas
Learning Management system. It is the student's responsibility to stay informed of these changes by
ensuring the Canvas system contains their contact information for class notifications.
Course Routine

Our class is asynchronous. It does not have fixed meeting times. But it does have assignment deadlines.

The summer term is an accelerated learning session packing 15 weeks of typical study into 29 class days across 6 weeks. Course content is available around the clock, 7 days a week online. Since course activities are compressed, there is little schedule flexibility. Therefore, timely participation in discussion board assignments is mandatory.

A tentative class assignment schedule is included at the end of this syllabus. The schedule includes pre-class released assignments. That is, you will have early Canvas access to some assignments prior to our official start date. Remaining course content becomes available per the schedule within our Canvas online learning management system.

There is a midterm partway into the course covering our initial chapters, typically chapters 1-8 or 1-9. A final exam covering all chapters will be available about three days prior to our ending class date in the accelerated classes, and at the start of finals weeks in the typical full-length term. The final exam must be submitted by the due date and time, on our last class day to receive credit. Each Canvas exam module contains details that are accessible for review prior to the exam window.

Assignments

Active participation in discussion board assignments is mandatory. Lesson modules include assignments such as discussion questions (RE concepts and case studies), quizzes and puzzles. Discussion questions require you to answer questions or address case studies in the narrative. You will write your postings to a discussion forum. In addition to your initial posting, the case study-based discussion assignments afford you opportunity to earn 5 additional points with constructive comments to fellow student postings. Only a few of our discussion assignments are case studies.

Our discussion board is a no-flame zone. Respectful disagreements and supportive discussions that lead to deeper understanding are required for successful class participation. Always provide a basis for your position.

I will answer your questions and ask follow-up questions promptly. While I read everything, I reply to select postings in our discussion forum - Thought provoking, meaningful posts are the most likely to gain attention. And I provide private feedback while posting the grades.

Discussion Board Expectations and Assessment

The discussion forums are our virtual classroom. They also serve as evidence of your attendance and participation. Throughout this class, you are expected to treat each other (and your instructor) with respect. Everyone has opportunity to take compelling positions on issues and topics, persuade others with appropriate rationale, and identify alternative perspectives while maintaining a positive, productive, and professional discussion environment.

Your discussion board postings will be evaluated in the areas of timeliness, quantity, quality and visibility as detailed below. These criteria show the minimum standards for receiving a passing grade.
Evaluation Criteria for Discussion Question Participation & Assignments:

**Quality:** Postings should be substantial (more than a brief one- or two-line comment), should reflect a strong understanding of the topic and should include substantive ideas supported by course readings, personal experience, and additional research. Posts should extend or deepen the discussion in a relevant way. Postings must include cited references and other sources for full credit.

**Timeliness:** Initial responses to the discussion question are made early in the discussion period. Replies to fellow students are presented in a timely manner to allow for robust discussion and reflection. You must meet deadlines to receive full credit.

**Visibility:** Actively involved no less than 3-4 days a week.

**Readability:** Posts are visually attractive and understandable to your readers, e.g. break text into paragraphs, space between paragraphs.

**Clarity:** Ideas are communicated in clear, grammatical English. Your objective is effective communications with writing that is clear, concise, direct, and professional. Don’t make us guess.

**Cite your sources**

Always document your sources such as the textbook, an internet source or other creditable source. Wikipedia is NOT considered an academic source and it should only be utilized as a point of departure for your information search. For this course, any citation style is fine for referencing the information that you gathered or quote. Be sure to include in “quotation marks” any information that you copy. Dead web links are not acceptable. All discussion question postings shall be as narrative in the forums. File postings in lieu of written narrative postings are NOT acceptable as they do not promote discussion.

**General Information**

**Information Technology**

You need good computer skills and internet access to successfully complete this course. Most students have found a PC with a full-size keyboard and high-speed internet access is a must. Do not expect to be successful in our class or within the real estate vocation using just a smartphone.

Do not send scans of handwritten notes. Prior instructor approval required for video presentations. Voice mail and text message submittals will not be accepted in lieu of forum postings. A real estate financial calculator is not required, but is helpful.

**Canvas Learning Management System**

Canvas is our virtual classroom on the internet containing all class content such as discussion forums, exams, supplements, videos and quizzes. Here you will interact with your fellow students and me. You may log into Canvas via [My Portal](#). When you log into the system, you will see a listing of your courses. If you are having trouble accessing the portal, please watch the video, [How To Sign In to My Portal](#). Additionally, you may need to link your account to OpenCCC the first time using the Canvas link. Here are instructions on [How to link your Canvas account to OpenCCC](#).
Academic Dishonesty
Plagiarism in any form will not be tolerated. Plagiarism is the uncredited use (both intentional and unintentional) of somebody else's words or ideas. If I discover that any student has engaged in plagiarism on an assignment then I reserve the right to issue that student a failing grade on that assignment. Please refer to the College's policy on academic dishonesty in the College Catalog.

Unlawful Discrimination/Sexual Harassment
West Valley College is highly committed to fostering a safe and healthy learning environment. Title IX and District policy prohibit discrimination on the basis of sex, which includes sexual misconduct, harassment, domestic, and dating violence, sexual assault, and stalking. Sexual assault and harassment can undermine student learning and success. Students can help create a safer and better community both inside and outside the classroom. Please see Title IX, Violence Against Women (VAWA) and the Campus SaVE Act, for more information including filing a report.

If you have a complaint or someone shared information with you as a student or employee that is unlawful discrimination or sexual harassment, contact the Associate Vice Chancellor of Human Resources at West Valley-Mission Community College District at 408-741-2060. If the Associate Vice Chancellor of Human Resources is not available, contact the Office of the President of West Valley College.

Accommodations for a Disability
West Valley College strives to make all learning experiences as accessible as possible. If you anticipate or experience academic barriers based on your disability (including permanent disabilities or chronic or temporary medical conditions), please let me know immediately so that we can privately discuss options. You are also welcome to register with the Disability and Educational Support Program to establish reasonable accommodations. After registration, DESP will notify of your approved accommodations.

Disability and Educational Support (DESP) Contact Information
The DESP office is located in the LS building. Their phone number is (408) 741-2010 (voice) or (408) 741-2658 (TTY). Information about their services can be found at westvalley.edu/desp.

West Valley College Accessibility Statement
Students are directed to the West Valley College Accessibility Statement for accessibility policy, objectives, resources, issue reporting, questions and accommodation testing.

Student Help and Support
West Valley College has many Student Services that are here to support your success and help you achieve your goals. Check them out at westvalley.edu/services.

Emergency Information
Be prepared! Review the college’s Emergency Preparedness information at westvalley.edu/emergency. If you attend classes on campus, we recommend putting WVC emergency numbers into your phone.
The next page reflects my class schedule plan, whereas Canvas shows our ongoing active schedule. Canvas also delivers schedule change announcements if the student enables this notification feature.

The ‘PreClass’ Modules shown in the Module Release Date column below are available prior to the official class start date in my accelerated Winter and Summer term classes. In my non-accelerated Spring and Fall semesters, the ‘PreClass’ modules are available on the first day of the term.

Canvas provides active class schedule information in a narrative format in the Modules and the Syllabus Views, plus homepage reminders. For an understanding of the content and assignments related dates, please see the Canvas ‘Class Schedule Information’ page within our Welcome to our Real Estate Real Estate Principles Class module.

Early access to the summer semester class materials via Canvas starts one week prior to the official class start date and the last class access date is extended through the Saturday of our last week to complete the final exam.

### Mike’s Class Schedule

<table>
<thead>
<tr>
<th>Class Day</th>
<th>Calendar Date</th>
<th>Assignment Module</th>
<th>Study Focus</th>
<th>Assignment Release Date</th>
<th>Assignment Due Date</th>
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<td>Day 3</td>
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<td>Day 4</td>
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<td>Day 5</td>
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<td>Day 7</td>
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<td>Day 8</td>
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<td>Day 12</td>
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<td>Day 14</td>
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<td>Day 15</td>
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<td>Day 16</td>
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Last class session date is Friday, July 15. Final exam cut-off is Saturday, 11:00PM, 7/16/2022.