



# Nevada Real Property Law and Procedures Syllabus

**Course Hours:** 45

## **Instructional Mode**

Distance Education

## **Learning Resources**

*Nevada Real Property Law and Procedures*,  
online text

## **Contact Information**

**Help Ticket:** [www.alliedschools.com/support.shtml](http://www.alliedschools.com/support.shtml)

**Instructional Support Toll Free:** 888-751-2303

**Student Services Toll Free:** 888-925-4282

**International:** 949-707-5044

**Fax:** 800-898-9188

**Hours:** Monday - Friday, 7:00 a.m. to 6:00 p.m. PST

## **Course Prerequisites**

- Student must be 18 years of age
- Student must provide state issued Driver's License or Identification number

## **Licensing Requirements**

For information about Nevada's licensing requirements, visit the NRED Licensing Requirements page at <http://red.state.nv.us/realstate/realst.htm#Salesperson License>.

## **Course Description**

The student will review the characteristics of personal and real property and the types of legal descriptions used for real property. Next, the types of real property interests are discussed and the manner in which the real property interests can be owned. The ways that ownership of property can be acquired or transferred is covered and students will learn how to classify testamentary instruments and list the steps to obtain land through adverse possession. The different classifications and elements of valid contracts are discussed along with the disclosures that are required in Nevada real estate transactions. Students will learn about the various tax aspects of real estate and the settlement procedures used to close real estate transactions. Students will learn about the Nevada Real Estate Licensing Laws, how to maintain a license in Nevada, as well as various violations and disciplinary actions. Federal and state regulations that govern the use of land in Nevada will be reviewed. Students will learn about real estate specialization, such as business opportunity brokerage and probate sales, as well as property management. The course will also explore Common-Interest Communities. Lastly, federal fair housing laws and the Real Estate Law will also be discussed.

## **Course Requirements**

This is a linear course, which means that you must proceed through the content in a sequential order. As you proceed through the content, you will encounter lesson quizzes and unit exams. A minimum passing score of 75% or better is required on all assignments. If the passing criteria of a quiz or exam are not met, the system will return the student to the beginning of the lesson or unit, respectively.

Performance is measured by successful completion of all online lesson exercises, quizzes, and examinations. To successfully complete this course, students must complete: 15 units including all reading and quizzes, and successfully pass 15 unit exams and a final exam. If you do not pass the final exam, you are allowed to retake it. If you do not pass the final exam on the second attempt, you must start the course from the beginning and recomplete all units and lessons.



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**Course Objectives**

After completing this course, you will be able to:

1. Recognize the Nevada requirements to obtain and renew a real estate license and the conduct for which a Nevada real estate licensee can be disciplined.
2. Identify other areas of real estate related activities, such as business opportunity brokerage, property management, probate sales, manufactured home resales, and managing common interest communities.
3. Recall the regulation of land use, subdivided land sales, and time-share sales in Nevada.
4. Identify the characteristics and legal description of real property, the types of ownership interests, and the manner in which those interests can be owned, encumbered, and conveyed.
5. Indicate the contracts and disclosures used in Nevada real estate transactions.
6. Recall the escrow and title services needed to ensure marketable title and to effectuate closings.
7. Classify the types of real property taxes and the possible income tax benefits of ownership in real property.
8. Solve real estate problems using math and basic formulas.

**Course Outline and Grading Criteria**

<i>Unit Title</i>	<i>Hours</i>	<i>Assignment Title</i>	<i>Points Possible</i>	<i>Required to Pass</i>
1: Property And Legal Descriptions	3	Unit Exam	10	8
2: Real Property Interests	4	Unit Exam	10	8
3: How Ownership Is Held	3	Unit Exam	10	8
4: How Ownership Is Acquired & Conveyed	3	Unit Exam	10	8
5: Real Estate Contracts	3	Unit Exam	10	8
6: Disclosures In Real Estate Transactions	3	Unit Exam	10	8
7: Settlement & Closing Procedures	3	Unit Exam	10	8
8: Tax Aspects Of Real Estate	3	Unit Exam	10	8
9: Real Estate Math	2	Unit Exam	5	4
10: Getting & Renewing Your License	3	Unit Exam	10	8
11: Discipline Keeping Your Nevada License	3	Unit Exam	10	8
12: Real Estate Specialties	3	Unit Exam	10	8
13: Introduction to Property Management	3	Unit Exam	10	8
14: Common-Interest Communities	3	Unit Exam	10	8
15: Land Use, Subdivided Land Sales & Time Shares	3	Unit Exam	10	8
Final Exam		Multiple-Choice	60	45
<b>Total</b>	<b>45</b>		<b>205</b>	<b>161</b>



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**Student Integrity and Academic Honesty Policy**

Allied Schools strives to encourage a spirit of honesty and integrity. This policy was created to foster a climate that promotes the most stringent academic standards. Violations of this policy will be dealt with using fair and consistent methods. Committing one or more of the following actions is considered unacceptable and constitutes a violation of this policy:

- Intentionally using or attempting to use unauthorized materials in any academic exercise;
- Intentionally aiding or attempting to aid another student to commit any act of academic dishonesty;
- Bribing or attempting to bribe, or making threats against any individual, with the intention of affecting a grade or an evaluation of academic performance;
- Falsifying any documents;
- Accessing the institution's computer systems or files without proper authorization.