

10-WEEK COURSE - Starting Wednesday, September 10, 2008, 5:30 – 7:00 p.m.

(Note: Class will not be held on October 8, 2008. Final class will be held November 19, 2008.)

At the CBA-CLE Classroom, 1900 Grant Street, Suite 300, Denver, CO

Colorado Real Estate Practice Course

– With Willis Carpenter –

The Fundamental Course & Texts in Colorado Real Estate

Submitted for 18 General CLE Credits, including 4 Ethics Credits

Submitted for 18 Real Estate Credits under C.R.S. § 12-61-100.5(3)

THE COURSE...

- Overview of real estate practice and malpractice, recognized areas of liability, and specialization
- Deeds and conveyancing, surveys, and land descriptions
- Title insurance, purchase and sale contracts, commercial and residential, and closings
- Financing
- Public trustee and judicial foreclosures, and quiet title actions

*CD is only available to individuals who sign up for this class.

THE TEXTS...

- *Colorado Real Estate Practice* – a two-volume set with practice tips, statutory and case law, sample forms and checklists, and much much more!
- *Colorado Title Insurance Practice* – title examination, policies, and endorsements

**All course
attendees will
receive a CD with
selected forms in
digital format!***

LIVE WEBCAST AVAILABLE!



Colorado Bar Association CLE

REGISTER ONLINE!
Go to www.cobar.org/cle

Colorado Real Estate Practice Course

With Willis Carpenter

The Fundamental Course in Colorado Real Estate

"Colorado Real Estate Practice" has been offered annually since 1977, and is recognized as the best basic skills course in the Colorado real property law area. If you are a recent bar admittee, an experienced practitioner desiring a comprehensive refresher, a real estate professional, or a legal assistant working in real estate, this is a course you don't want to miss.

AUTHORS & FACULTY:

Willis Carpenter, Esq.
Carpenter & Klatskin, P.C.
Denver, Colorado

Holly Hoxeng, Legal Assistant
Carpenter & Klatskin, P.C.
Denver, Colorado

This is the 32nd year that Mr. Carpenter and Ms. Hoxeng have taught this course. Mr. Carpenter is a frequent lecturer in continuing legal education programs. He is a past president of the Denver Bar Association, and has previously chaired the Real Estate Section Council of the Colorado Bar Association. Ms. Hoxeng is a graduate of Duke University, the University of Denver, and the Philadelphia Institute for Paralegal Training.

COURSE MATERIALS INCLUDE:

- Two Volumes - *Colorado Real Estate Practice (2008 Edition)*
- *Colorado Title Insurance Practice, 4th Edition*
- *The Land Measurement Manual*

COURSE SCHEDULE:

10-Week course starting Wednesday, September 10, 2008, from 5:30 – 7:00 p.m.

Note: Class will not be held on October 8, 2008

- Wednesday, September 10, 2008
- Wednesday, September 17, 2008
- Wednesday, September 24, 2008
- Wednesday, October 1, 2008
- Wednesday, October 15, 2008
- Wednesday, October 22, 2008
- Wednesday, October 29, 2008
- Wednesday, November 5, 2008
- Wednesday, November 12, 2008
- Wednesday, November 19, 2008

COURSE TOPICS INCLUDE:

- Malpractice Avoidance
- Legal Descriptions
- Surveys
- Deeds and Conveyancing
- Title Examination
- Real Estate Financing
- Title Insurance
- Real Estate Contracts
- Public Trustee Foreclosures
- Judicial Foreclosures
- Quiet Title Actions
- Real Estate Closings

CREDITS:

Ethical obligations relating to each of these topics will be covered in 10-minute segments each week. The topic of Malpractice Avoidance will cover ethical issues for the duration of the class.

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A \$430
Value!

For a complete listing of Colorado Bar Association CLE programs and publications, visit our website at www.cobar.org/cle

Colorado Real Estate Practice

2008 Edition

Willis V. Carpenter and Holly S. Hoxeng

Loose-leaf, 2 volumes, 8.5 x 11-inch format; 1350+ pages, with forms. ISBN 1-930993-20-X.

CHAPTER 1

General - An overview of real estate practice and malpractice; recognized areas of liability; specialization; privity; reported and unreported cases

CHAPTER 2

Land Description - Surveys, in general; survey definitions in Colorado statutes; filing and indexing of surveys; ALTA/ACSM Minimum Standard Detail Requirements; metes and bounds legal descriptions; subdivision plats

CHAPTER 3

Deeds and Conveyancing - Types of deeds; powers of attorney; recording; real estate in probate; property held in trust; forms

CHAPTER 4

Title Examination - Record searches; land records in Colorado counties; patents; title statutes; title opinions; title irregularities; mining claims; forms

CHAPTER 5

Mortgages and Financing - Evidence of debt and security for repayment; lien theory v. title theory; deeds of trust to public trustees; non-recourse provisions; partial release provisions; negotiating loan documents; hazardous waste clauses in deeds of trust; various special district clauses; forms

CHAPTER 6

Title Standards - Title Standards, adopted by the Colorado Bar Association

CHAPTER 7

Title Insurance and Torrens - Why title insurance; Torrens system (Title Insurance covered in detail in separate text book)

CHAPTER 8

Contract Drafting - Preparing and negotiating contracts; forms

CHAPTER 9

Public Trustee Foreclosures - Commencing the foreclosure; Rule 120 actions; the sale; redemption; trustee's deed; foreclosure model; forms

CHAPTER 10

Rule 105 Proceedings: Judicial Foreclosures - Judicial foreclosure actions and sheriff's sales; pre-filing considerations; foreclosure certificate; sheriff's sale; receiverships; forms

CHAPTER 11

Rule 105 Proceedings: Quiet Title Actions - Quiet title actions; parties; venue; forms

CHAPTER 12

Closings: Residential and Commercial - Settlement statements; reporting requirements; closing problems; home rule cities and towns; forms

CHAPTER 13

Landlord-Tenant - Drafting leases; security deposits; tenant's rights; termination of leases, FED's; forms

CHAPTER 14

Index of Forms

Colorado Title Insurance Practice

4th Edition

Willis V. Carpenter

Loose-leaf; 8.5 x 11-inch format; 550+ pages.

CHAPTER 1

Dealing With Title Insurance Companies - Why title insurance; scope of title insurance; title insurance underwriters and agents; selecting a title insurer; ordering title insurance; obtaining a favorable rate; rate schedules and premium information

CHAPTER 2

The Title Insurance Commitment - Examining the commitment; commitment as evidence of title; reliance upon the commitment; negligence in preparation of commitment – seller's remedy; format of the commitment

CHAPTER 3

The Closing - Who drafts the documents; preparation for closing; post-closing responsibilities

CHAPTER 4

Owner's Policies and Guarantees - Types of owner's policies and guarantees

CHAPTER 5

Lender's Policies and Guarantees - Types of lender's policies and guarantees

CHAPTER 6

Endorsements - Coverage afforded by endorsements; Colorado endorsement forms

Distance Learning

The **Colorado Real Estate Practice** course will be available each week as a webcast. The fee for participating in the course via webcast includes tuition, shipping and handling for materials, and a technology charge. Materials will be shipped to you before the start of the program. You will receive an e-mail with connection details approximately two weeks before the program - please include your e-mail address on the registration form.

TIPS FOR A BETTER WEBCAST EXPERIENCE:

- Your computer should have a 500 mhz or higher processor and at least 128 megs of RAM.
- Hi-Speed connection - Viewers with faster and more consistent connections will have a better viewing experience.

PLEASE RUN THIS TEST TO MAKE SURE YOUR COMPUTER MEETS THE MINIMUM SYSTEM REQUIREMENTS:

http://www.cobar.org/cle/photos/CLE_webcast_test.html

To view webcasts and streaming videos your computer must meet some minimum system requirements. The videos are best viewed using **Microsoft's Windows Media Player™**. You will need to have **Windows Media Player v.7** or higher installed. If you have a newer PC you probably already have the player installed as part of the Windows operating system. If you're running an older PC, or if you use a Macintosh, you will need to download and install the player. Here is a link to the Microsoft Media Player website to help you determine which version of Media Player is right for your computer.

<http://www.microsoft.com/windows/windowsmedia/download/AllDownloads.aspx?displang=en&qstechnology=>

IMPORTANT - DO YOU HAVE A FIREWALL OR ROUTER?

It is possible that your firewall may block the stream or that your router may not pass the stream correctly. Try temporarily disabling the firewall to see if the stream works or have your network administrator look into it. Additional information and instructions regarding connecting to the webcast will be e-mailed to you approximately 5-10 business days before the webcast.

Contact ebrown@cobar.org for support.

Colorado Real Estate Practice Course

– With Willis Carpenter –



1 Register by PHONE... *when using VISA or MasterCard.*
In Denver: (303) 860-0608 • Toll-Free: (888) 860-2531



2 Or FAX form to... *when using VISA or MasterCard.*
FAX to: (303) 860-0624



3 Or MAIL form to... CLE in Colorado
1900 Grant St, Suite 300 • Denver, CO 80203-4303



4 Or register ONLINE... *when using VISA or MasterCard.*
go to www.cobar.org/cle

LIVE COURSE ORDER FORM

COURSE DETAILS:

Start Date: 10 week course starting Wednesday, September 10, 2008

Note: No class scheduled for October 8, 2008

Time: 5:30 - 7:00 pm - Registration on September 10 begins at 4:30 pm
The program begins at 5:30 pm

Location: CLE Classroom, 1900 Grant St., Suite 300, Denver

COURSE MATERIALS NOTE: Participants will receive all course books upon check-in. The Course books are heavy; please notify CLE if special accommodations are required.

INDIVIDUAL TUITION *(includes course materials)*

- Real Estate Section Member \$499
 CBA Member \$519
 Non-Member \$599

WEBCAST: *(NOTE: This fee is in addition to individual tuition cost listed above)*

- I will participate via webcast \$25

Register by September 1ST in order to receive course books before the start of class. Additional shipping fees may apply for registrations received after 9/1.

LIVE COURSE ORDER FORM TOTAL \$ _____

Name(s) _____

Attorney Reg. No. _____

Firm/Organization _____

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Enclosed is my check made payable to **CBA-CLE**

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Credit Card # _____ Exp. Date _____

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CLE USE ONLY: Check #: _____ Approval #: _____



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In Colorado, Inc.

The nonprofit educational arm of the Colorado Bar Association and the Denver Bar Association

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