

10-WEEK COURSE - Starting Tuesday, September 15, 2009, 5:30 – 7:00 p.m.

(Note: Final class will be held Tuesday, November 17, 2009.)

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

### 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!\**

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

**LIVE WEBCAST AVAILABLE!**



Colorado Bar Association CLE

**REGISTER ONLINE!**  
Go to [www.cobar.org/cle](http://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 33rd 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 (2009 Edition)*
- *Colorado Title Insurance Practice, 4th Edition*
- *The Land Measurement Manual*

### COURSE SCHEDULE:

10-Week course starting Tuesday, September 15, 2009, from 5:30 – 7:00 p.m.

- Tuesday, September 15, 2009
- Tuesday, September 22, 2009
- Tuesday, September 29, 2009
- Tuesday, October 6, 2009
- Tuesday, October 13, 2009
- Tuesday, October 20, 2009
- Tuesday, October 27, 2009
- Tuesday, November 3, 2009
- Tuesday, November 10, 2009
- Tuesday, November 17, 2009

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

A \$430  
Value!

**For a complete listing of Colorado Bar Association CLE programs and publications, visit our website at [www.cobar.org/cle](http://www.cobar.org/cle)**

# Colorado Real Estate Practice

2009 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.

To view webcasts and streaming videos, your computer must meet some minimum requirements. The videos are best viewed using **Microsoft's Windows Media Player™**. You will need to have **Windows Media Player v.9** 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:

[www.microsoft.com/windows/windowsmedia/players.aspx](http://www.microsoft.com/windows/windowsmedia/players.aspx)

## 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. Your network administrator may have to check into the router setup as well if it is determined to be the cause of any problems or disruption to receiving the stream.

## HI-SPEED CONNECTION

Viewers with faster and more consistent connections will have a better viewing experience. It is recommended that your connection can support at least a 200kbps download speed.

You can test your connection speed at this page:  
[www.cba-cle.org/CLE\\_webcast\\_test.html](http://www.cba-cle.org/CLE_webcast_test.html)

Bandwidth from wireless connections will not be as stable or consistent as bandwidth through an ethernet cable. If you are viewing the webcast with a laptop, it is recommended that you plug into a data port with an ethernet cable.

# Colorado Real Estate Practice Course



**1 Register by PHONE...** *when using VISA or MasterCard.*  
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**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](http://www.cobar.org/cle)

## COURSE REGISTRATION FORM

### COURSE DETAILS:

**Start Date:** 10 week course starting Tuesday, September 15, 2009  
**Time:** 5:30 - 7:00 pm - Registration on September 15 begins at 4:30 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

### SELECT BETWEEN LIVE PROGRAMS OR LIVE WEBCASTS

- LIVE PROGRAMS** - Denver: CBA-CLE Classroom (RE091510L)  
 **LIVE WEBCASTS** - Direct to your desktop (RE091510W) .....\$25

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

*Registrants who wish to participate via live webcast must have access to a high-speed internet connection and to important e-mail instructions.*

**WEBCAST PARTICIPANTS:** Register by September 7<sup>th</sup> in order to receive course books before the start of class. Additional shipping fees may apply for registrations received after 9/7.

**REGISTRATION FORM TOTAL \$ \_\_\_\_\_**

Name(s) \_\_\_\_\_

Attorney Reg. No. \_\_\_\_\_

Firm/Organization \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_

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

VISA     MasterCard

Credit Card # \_\_\_\_\_ Exp. Date \_\_\_\_\_

Signature \_\_\_\_\_

*Required for credit card orders*

**ALL REGISTRATIONS AND PURCHASES MUST INCLUDE A CHECK OR CHARGE CARD INFORMATION.**

**CLE USE ONLY:** Check #: \_\_\_\_\_ Approval #: \_\_\_\_\_



**Colorado Bar Association CLE**

**In Colorado, Inc.**

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

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