

Center for Real Estate Studies
HARLAN SCHOLARS and ASSOCIATES
PROGRAM DESCRIPTION
“A Professional Pathway in Real Estate”

The Center for Real Estate Studies (CRES) launched the **CRES Harlan Scholars Program** in 2007 and the **Associates Program** in 2008 for students who seek to engage in a focused study of real estate law and to become affiliated with the Center for Real Estate Studies.

Background. CRES Harlan Scholars and Associates (collectively referred to as the “CRES Affiliates”) will have the unique educational opportunity to examine a broad array of real estate issues in private markets and the public sector through an extensive selection of classroom courses, advanced seminars and independent study projects; externships in governmental offices and real estate firms; and special lectures, symposia, master classes, CLE programs and The Rooftops Project events.

In affiliating with one of the CRES Programs, you will:

- Develop a coherent approach to your studies in real estate;
- Obtain a deep understanding of the private practice and public regulation of real estate law;
- Network with real estate practitioners and build professional contacts;
- Gain valuable skills in researching and writing about real estate law and drafting transactional documents; and
- Receive a Certificate of Completion that you have successfully completed the requirements of the CRES Program.

Specialized courses in the curriculum offer the ability to study real estate law in depth. Most students begin their study of real estate with the basic “gateway” course -- Real Estate Transactions & Finance (taught by Professors Korngold and Tracht). This course is the prerequisite for many of the upper-level real estate electives. In addition, students may select from a wide range of upper-level real estate electives (listed below). These electives are taught by full-time faculty and adjuncts who are experienced practitioners at prominent law firms, real estate companies, and government agencies. The upper-level courses offer students tracks in real estate development, finance and transactions; public regulation of real estate; and real estate and social and environmental issues.

Eligibility. CRES Associates Program is open to *all* NYLS students beginning at the end of the 1L year.

Harlan Scholars are determined by the law school, according to its criteria. If a student affiliates as an Associate and is later designated as a Harlan, the student remains affiliated with CRES and works with the CRES faculty to identify minor changes in the course options for fulfilling the affiliation program requirements.

Both Harlans and Associates must complete the Center Affiliation application to initiate affiliation – LINK: www.nyls.edu/CenterAffiliationApp

CURRICULAR REQUIREMENTS

In addition to first-year Property (4 credits in the Spring of the 1st year for Day students or 4 credits in the third term for Evening students), CRES Harlan Scholars and Associates are **required** to complete the following courses:

1. **Basic Gateway Course to the Study of Real Estate:** Real Estate Transactions & Finance. This 3-credit upper-class elective provides the foundation for the further study of real estate and land use related topics and is a co- or pre-requisite for many other upper-level electives (recommended for 2nd year, Fall or Spring) [3 credits];
2. **Advanced Doctrinal Course:** A minimum of one upper-class elective course dealing primarily with real estate, environmental law, real estate finance, the public regulation of real estate, urban affairs or other courses as approved by Professor Korngold or Assistant Dean Bond [see **Exhibit A** for the list of approved courses] (recommended for 2nd or 3rd year) [2-4 credits]; and
3. **Capstone Experience:** A course that provides a rigorous experiential learning opportunity within a real estate context [see **Exhibit B** for the list of approved courses] (recommended for 2nd or 3rd year) [2-4 credits].

PARTICIPATION IN MASTER CLASSES, SYMPOSIA & OTHER SOCIAL EVENTS--REQUIRED

CRES Affiliates are required to attend and to assist at all Breakfast Forums, Master Classes, symposia, public lectures and other special events hosted by the Center. Students with scheduling conflicts should notify the Center's Senior Administrative Assistant Tamara Garland prior to the event. There will be a sign-in sheet at each event for CRES students to ensure regular attendance. Attendance is required as cumulatively these sessions effectively comprise the equivalent of an additional course in real estate law.

LEGAL WRITING

Harlan Students affiliated with the Center for Real Estate Studies are also members of the New York Law School Law Review and are expected to comply with all of the relevant requirements of that program.

REQUIRED INDIVIDUAL MEETINGS WITH AFFILIATED FACULTY

CRES Affiliates are expected to set up a meeting with Professor Korngold or Assistant Dean Bond prior to course selection for the upcoming academic year. This is a brief meeting where each student is given individual time to seek academic advice, as well as, confirm that they are working toward meeting all CRES-related curricular requirements.

FOR MORE INFORMATION

If you would like more information about the Center for Real Estate Studies, please visit our website: www.nyls.edu/realestate. CRES hosts information sessions at the beginning of each semester. Please check the CRES webpage for dates and locations. You may also contact the Center via email at realestate@nyls.edu.

Exhibit A
CRES Harlan Scholars and Associates Program- Approved Courses

Elective Courses Dealing Primarily with Real Estate:

- Advanced Real Estate Transactions & Finance
- Commercial Leasing Law
- Co-ops & Condos Law
- Conservation Law & Policy
- Drafting: Real Estate Documents
- Landlord & Tenant Law
- Legal Research: Real Estate
- Real Estate Development
- Real Estate Externship Placement & Seminar
- Real Estate Transactions & Finance

Elective Courses Dealing Primarily with Environmental Law and Real Estate:

- Conservation Law & Policy
- Environmental Issues in Real Estate & Business Transactions
- Environmental Law & Policy

Elective Courses Dealing Primarily with Issues of Significance to Public Policy, the Regulation of Real Estate and/or Urban Areas:

- Affordable Housing and Community Development
- Conservation Law & Policy
- Land Use Regulation
- NYC Law Seminar
- Real Estate Development

Note 1: If any of these courses are not offered in the evening schedule, alternate arrangements will be made for CRES Associates in the Evening Division and Two-Year.

Note 2: Not all courses are offered every year.

Exhibit B
CRES Harlan Scholars and Associates Program
Approved Experiential Learning Courses

Experiential Learning Courses with Real Estate Context

- Law Review Note focused on some aspect of Real Estate Law
- Conservation Law & Policy (full-year clinic, 1 credit each semester)
- Real Estate Externship Placement and co-requisite Real Estate Externship Seminar (2 credit externship plus co-requisite 1 credit seminar)
- Independent Study focused on some aspect of Real Estate Law

Note 1: Courses listed in this section have been included in the lists above to describe their area of focus.

Note 2: If any of these courses are not offered in the evening schedule, alternate arrangements can be arranged.

Note 3: Not all courses are offered every year.