

**CRES Associates Program**  
**“A Professional Pathway in Real Estate”**  
**2012/2013 Academic Year**  
**(Revised January 2012)**

The Center for Real Estate Studies (CRES) launched the **CRES Associates Program** in 2008 for students who would like to focus their studies in real estate law and become affiliated with the Center for Real Estate Studies. The following is a description of the CRES Associates program for academic year 2012/13.

*Background.* CRES Associates will have the unique educational opportunity to examine a broad array of real estate issues in the private markets and in the public sector through an extensive selection of classroom courses, advanced seminars and independent study projects, externships in governmental offices and real estate firms, as well as, other opportunities to participate in and attend lectures, symposia and CLE programs. Each CRES Associate will be required to complete a major project during their 3<sup>rd</sup> year (or 4<sup>th</sup> year for evening students). The required 3<sup>rd</sup> year projects are discussed in detail below.

In completing the CRES Associates Program, 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; and
- Gain valuable skills in researching and writing about real estate law and drafting transactional documents.
- Receive a notation on your transcript that you have successfully completed the requirements of the CRES Program (pending NYLS faculty approval)
- Obtain the background and experience for an accelerated LL.M. in Real Estate, with credits from the Associates Program applied toward the LL.M. degree. Students interested in this option should discuss their goals and academic planning with Professor Tracht.

*Eligibility.* The CRES Associates Program is separate and distinct from the CRES Harlan Scholars Program. All 1L and 2L students (Harlans and non-Harlans alike) are invited to apply to become CRES Associates. We also welcome Evening students to apply. If any of the required courses are not offered in the evening schedule, please contact Professor Berman or Erin Bond to make alternate arrangements.

*Curricular Requirements.* In addition to first-year Property (4 credits in the Spring of the 1<sup>st</sup> year for Day students or 4 credits in the third term for Evening students), CRES 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 (2<sup>nd</sup> year, Fall or Spring) [3 credits];

(2) **Advanced Doctrinal Courses:** A minimum of 3 courses in upper-class electives 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 Berman [see **Exhibit A** for the list of approved courses] (2<sup>nd</sup> or 3<sup>rd</sup> year) [6-9 credits];

(3) **Core Courses in Related Fields:** Any three (3) of the following upper-level courses: Corporations (4 credits); Wills, Trusts & Future Interests (4 credits); Federal Income Tax: Individual (4 credits); Secured Transactions (3 credits); Bankruptcy (3 credits); OR Securities Regulation (3 credits) (2<sup>nd</sup> or 3<sup>rd</sup> year) [9-12 credits]; and

(4) **Skills Course:** A minimum of 1 course that focuses on drafting, negotiation, interviewing and/or other related transactional skills [see **Exhibit B** for the list of approved courses] (2<sup>nd</sup> or 3<sup>rd</sup> year) [2 credits].

## **PARTICIPATION IN MASTER CLASSES, SYMPOSIA & OTHER SOCIAL EVENTS**

CRES Associates are required to attend and to assist at all Breakfast Forums, Master Classes, symposia, public lectures and other special events hosted by the Center for Real Estate Studies. Students with scheduling conflicts should notify the Center's Associate Director prior to the event.

## **REQUIRED INDIVIDUAL MEETINGS WITH ASSOCIATE DIRECTOR**

CRES Associates are expected to set up a meeting with the CRES Associate Director prior to course selection for the upcoming academic year. This is a brief meeting where each associate is given individual time to meet with the Center's Associate Director and ask academic advice, as well as, confirm that they are working toward meeting all CRES-related curriculum 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](http://www.nyls.edu/realestate). CRES hosts information sessions at the beginning of each semester. Please check the CRES webpage for dates and locations. Applications to the

Associates Program are accepted on a rolling basis. You may also contact the Center via email at [realestate@nyls.edu](mailto:realestate@nyls.edu).

### **SAMPLE PROGRAMS:**

#### Focus: Transactional Practice in Real Estate

The following is a sample program (25 credits excluding the required course, Property) for a student interested in a transactional real estate practice in order to comply with the curricula requirements for the CRES Associates program:

- 1<sup>st</sup> Year:       Property (4 credits, Spring) [**Required NYLS course**]
- 2<sup>nd</sup> Year:       Real Estate Transactions & Finance (3 credits, Fall) [**Gateway Course**]  
Corporations (4 credits, Fall) [**Core Course in Related Field**]  
Secured Transactions (3 credits, Fall) [**Core Course in Related Field**]  
Real Estate: Transactional Skills (2 credits, Spring) [**Skills Course**]  
Workouts, Foreclosure & Bankruptcy (3 credits, Spring) [**Advanced Doctrinal Courses**]  
Corporate Real Estate (2 credits, Spring) [**Advanced Doctrinal Courses**]
- 3<sup>rd</sup> Year:       Federal Income Tax (4 credits, Fall) [**Core Course in Related Field**]  
International Real Estate (2 credits, Fall) [**Advanced Doctrinal Courses**]  
Ethical Issues in Transactional Practice (2 credits, Spring) [**Advanced Doctrinal Courses**]

#### Focus: Public Policy and Regulation of Real Estate

The following is a sample program (25 credits excluding the required course, Property) for a student interested in the public regulation of real estate in order to comply with the curricula requirements for the CRES program:

- 1<sup>st</sup> Year:       Property (4 credits, Spring) [**Required NYLS course**]
- 2<sup>nd</sup> Year:       Real Estate Transactions & Finance (3 credits, Fall) [**Gateway Course**]  
Corporations (4 credits, Fall) [**Core Course in Related Field**]  
Land Use (3 credits, Fall) [**Advanced Doctrinal Courses**]  
Wills, Trusts & Future Interests (4 credits, Spring) [**Core Course in Related Field**]
- 3<sup>rd</sup> Year:       Externship with a not-for-profit or governmental agency and co-requisite Real Estate Externship Seminar (3 credits total for Fall) [**Skills Course**]  
Federal Income Tax (4 credits, Fall) [**Core Course in Related Field**]  
Ethical Issues in Transactional Practice (2 credits, Spring) [**Advanced Doctrinal Courses**]  
NYC Land Use Law (2 credits, Spring) [**Advanced Doctrinal Courses**]

**Exhibit A**  
**CRES Associates Program- Approved Courses**

[Note: if any of these courses are not offered in the evening schedule, alternate arrangements will be made for CRES Associates in the Evening Division. Note too that some courses offered via the LL.M. program require permission of the LL.M. Director.]

**Elective Courses Dealing Primarily with Real Estate:**

- Drafting: Real Estate Documents
- Ethical Issues in Transactional Practice
- Legal Research: Real Estate
- RE: Advanced Real Estate Transactions & Finance
- RE: Advanced Topics
- RE: Brokerage Law
- RE: Capital Markets
- RE: Capstone Course
- RE: Commercial Leasing Law
- RE: Construction Law
- RE: Corporate Real Estate
- RE: Co-ops & Condos Law
- Real Estate Development
- Real Estate Externship Placement & Seminar
- RE: Financial & Economic Analysis of Real Estate (Permission req'd for JDs.)
- RE: Ground Leasing Law & Practice
- RE: International Real Estate
- RE: Landlord & Tenant Law
- RE: Shopping Center Leases – Law & Practice
- RE: Title Insurance, Law of
- Real Estate Transactional Skills
- Real Estate Transactions & Finance
- Real Estate Transactions in a Global Marketplace (London Summer Abroad)
- RE: Tax Issues in Real Estate Transactions
- RE: Valuations & Appraisals
- RE: Workouts, Foreclosure & Bankruptcy

**Elective Courses Dealing Primarily with Environmental Law and Real Estate:**

- Environmental Law & Policy
- RE: Brownfields Redevelopment
- RE: Climate Change Issues in Real Estate & Business Transactions
- RE: Conservation Law & Policy
- RE: Environmental Issues in Real Estate & Business Transactions
- RE: Preservation Law
- RE: Sustainable Development, Law of

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

- NYC Land Use Law
- NYC Law Seminar

RE: Affordable Housing and Community Development  
RE: Land Use Regulation  
RE: Public/Private Joint Ventures  
Real Estate Development  
Role of the Governmental Attorney

**Exhibit B**  
**CRES Associates Program- Approved Skills Courses**

[Note: if any of these courses are not offered in the evening schedule, alternate arrangements will be made for CRES Associates in the Evening Division.]

- Real Estate: Transactional Skills\*\*
- Drafting: Real Estate Documents
- Drafting: Contracts
- Any Project Based Learning Course taught by a member of the Real Estate faculty
- Real Estate Externship Placement and co-requisite Real Estate Externship Seminar (2 credit externship plus 1 credit seminar)
- Independent Study focused on some aspect of Real Estate Law (Preference for Evening Division students.)

\*\*With the Director's approval, *any* other upper-level elective that involves substantial experience with negotiation, counseling, interviewing, drafting or other related skills can qualify for the skills requirement.