

INTRODUCTION TO IOWA REAL ESTATE FINANCE LAW
(Outline of Online Course Modules)

A. OVERVIEW OF CLE PROGRAM CONTENT AND OPERATION

1. Initial Orientation
2. Viewing Video-Recorded Class Sessions for CLE Credit (Table of Activity Numbers)
3. Navigation of Program Website (UI Learn) and Video-Recorded Class Sessions (UI Capture)
4. Voice-Over Video Illustrating Navigation of CLE Program Website and Video-Recorded Class Sessions
5. Available Written Materials
6. Table of Approximate Correlations of Video-Recorded CLE Class Sessions with Assigned Law School Course Readings
7. Updates, Technical Difficulties, and Questions About Program Content
8. Instructor's Thoughts on CLE Programs Based on Online Law School Courses

B. CLE PROGRAM MATERIALS

1. IOWA REAL ESTATE FINANCE LAW COURSE MATERIALS (Spring 2021) [390 p.]

C. VIDEO-RECORDED CLASS SESSIONS

Explanation of Prerequisite Anatomy of a Lien Presentation

0. CLASS 00 - Anatomy of a Lien (01-19-18) [approved CLE credit hours - 0.5]
1. CLASS 01 (03-11-21) [approved CLE credit hours - 1.0]
2. CLASS 02 (03-12-21) [approved CLE credit hours - 0.75]
3. CLASS 03 (03-25-21) [approved CLE credit hours - 0.75]
4. CLASS 04 (03-26-21) [approved CLE credit hours - 1.0]
5. CLASS 05 (04-01-21) [approved CLE credit hours - 1.0]
6. CLASS 06 (04-02-21) [approved CLE credit hours - 0.75]
7. CLASS 07 (04-08-21) [approved CLE credit hours - 1.0]
8. CLASS 08 (04-09-21) [approved CLE credit hours - 1.0]
9. CLASS 09 (04-15-21) [approved CLE credit hours - 1.0]
10. CLASS 10 (04-16-21) [approved CLE credit hours - 1.0]
11. CLASS 11 (04-22-21) [approved CLE credit hours - 0.75]
12. CLASS 12 (04-23-21) [approved CLE credit hours - 0.75]
13. OVERALL FOLDER OF ALL THIRTEEN CLASSES (use for Word Search of All Classes)

D. "OVERHEAD" MATERIALS [CS = Class Session | AS = Assignment Sheet Section]

1. Illustrations of the Dynamics of Liens [CS - 00]
2. Lien Dynamics (Numbers & Text) [CS - 00]
3. World of Liens (Simple) [CS - 01]

4. World of Liens (Complex) [CS - 01]
5. Overview of Mortgages [CS - 01 | AS - A.1-.6]
6. Historical Development of Mortgages (Equitable Rights of Redemption & Necessary Parties) [CS - 03 | AS - B.4]
7. Nelson & White Diagrams [CS - 03 | AS - B.4]
9. Omitted Parties + Problem M7 [CS - 03 | AS - B.4]
10. Right of Possession (Title-Intermediate-Lien-Receivership) [CS - 05 & 06 | AS - B.5]
11. Tootsie Roll Theory of Value [CS - 05 & 06 | AS - B.5]
12. Receivership Case Illustrations [CS - 05 & 06 | AS - B.5]
13. Westfall Sale Procedure [CS - 05 & 06 | AS - B.6]
14. Statutory Redemption & Presale Waiting Periods (prior to being changed by HF 2234) [CS - 06 | AS - B.7]
15. Statutory Redemption & Presale Waiting Periods (as changed by HF 2234) [CS - 08 | AS - C.2]
16. HF 2234 - Lobbyist Declarations [CS - 08 | AS C.2]
17. Installment Land Contract Illustrations CS - 10 | AS - E.1]
18. Due on Sale & Prepayment Effects [CS - 12 | AS - F.3-.4]

E. PROBLEM RESPONSES AND COMMENTS [CS = Class Session | AS = Assignment Sheet Section]

1. Explanation of Problem Responses and Comments
2. M1 [CS - 01 | AS A.3]
3. M2 [CS - 01 | AS - A.4]
4. M3-M4 [CS - 02 | AS - B.4]
5. M5 [CS - 03 | AS - B.3]
6. M6-M7 [CS - 03 | AS - B.4]
7. M8 [CS - 04 & 05 | AS - B.5]
8. M9 [CS - 04 & 05 | AS - B.6]
9. M10 [CS - 06 | AS - B.7]
10. M11-M12 [CS - 06 | AS - B.8]
11. M13-M14 [CS - 07 | AS -B.9]
12. M15 [CS - 08 | AS - C.2]
13. M16 [CS - 09 | AS - C.4]
14. M17-M18 [CS - 10 - AS - E.1]
15. M19 [CS - 11 - AS - E.2]
16. M20-M24 [AS F.6]

F. SAMPLE STUDENT COURSE OUTLINES

1. Explanation of Sample Student Course Outlines
2. Sample Detailed Outline [30 p.]
3. Sample Intermediate Outline [22 p.]
4. Sample Concise Outline [9 p.]

G. RELATED CLE PROGRAM MATERIALS

1. Bauer - List of Additional Sources (2004 Iowa Real Estate Finance Law Saturday Morning CLE Program)
2. Bauer - Recent Iowa Mortgage Foreclosure Legislation (2009)
3. Bauer - Iowa's Recording Act (2015)
4. Bauer - Deficiency and In Rem Judgments in Iowa Mortgage Foreclosure Proceedings (2016)
5. Bauer - Overview of Significant Iowa Land Title Examination Resources (2017)
6. Bauer - User's Guide for Moore's Real Estate List Serve Issues Collection (2017)
7. Bauer - Iowa Law School Real Estate CLE Programs (1978-2019): A Concluding Program Materials Index

H. USEFUL WEBSITES

IOWA LAW

1. Iowa General Assembly
2. Iowa Supreme Court
3. Iowa State Bar Association

MORTGAGES

4. Johnson County Recorder's Index
5. Johnson County GIS - Property Information Viewer
6. Johnson County Treasurer's (Tax Statements)
7. Johnson County Real Estate Data and Geographic Information
8. Portal for Iowa Online Parcel Data
9. Iowa Land Records
10. Johnson County Sheriff's Sale
11. Iowa Secretary of State - Mechanics Notice and Lien Registry
12. Ginnie Mae
13. Fannie Mae
14. Freddie Mac
15. Iowa Title Guaranty
16. Financial Crisis Inquiry Commission

I. OTHER SUPPLEMENTAL MATERIALS

SELECTED HISTORICAL & ECONOMIC CIRCUMSTANCES

1. Securitization in Mortgages
2. Potential Effects of Bankruptcy on Liens
3. Iowa's Wild Land Rush of 1843

4. Iowa Economic Activity (1838-1860)
5. Iowa Economic Conditions (1911-1940)
6. Iowa in the 1930s
7. Moratoria Applications, 1933-1935
8. Farm Mortgagor Relief Legislation in Iowa During the Great Depression
9. Agricultural Problems of the 1980s
10. Iowa Foreclosure Law Changes - 1985-1990
11. Chart of 1980s Mortgage Legislation
12. US Homeowners with Negative Equity by State (Dec. 2010)
13. Financial Crisis Inquiry Commission Graphics (1998-2010)
14. ISBA Title Standard 6.1 (Judicial Foreclosures)
15. Surrender - NUTS
16. SF 400 News Article Compendium

FNMA/FHLMC UNIFORM FORMS

17. Residential Loan Application
18. Appraisal Report
19. Multistate Adjustable Rate Note
20. Mortgage (Iowa Single Family)

SAMPLE JUDICIAL MORTGAGE FORECLOSURE PROCEEDINGS (Docket Entries)

21. Old Capitol Mall Foreclosure Sale Handout
22. Old Capitol Mall (District Court Docket Sheet)
23. OC Group Recorders Index Page
24. Spooky Spot (Doug Paul)