

texas association of realtors commercial lease form

texas association of realtors commercial lease form is an essential document used by landlords and tenants engaging in commercial property leasing within the state of Texas. This standardized form, developed by the Texas Association of Realtors (TAR), provides a comprehensive legal framework that simplifies the leasing process, ensuring clarity and protection for all parties involved. Understanding the components and benefits of the Texas Association of Realtors commercial lease form is crucial for real estate professionals, property owners, and business tenants. This article delves into the form's structure, key provisions, advantages, and practical considerations when utilizing it for commercial leasing agreements. Additionally, it highlights how this form aligns with Texas property laws and best practices in commercial real estate transactions. Below is an overview of the main sections covered in this article.

- Overview of the Texas Association of Realtors Commercial Lease Form
- Key Components of the Commercial Lease Form
- Benefits of Using the TAR Commercial Lease Form
- Legal Considerations and Compliance in Texas
- Practical Tips for Completing the Commercial Lease Form

Overview of the Texas Association of Realtors Commercial Lease Form

The Texas Association of Realtors commercial lease form serves as a standardized contract template designed specifically for commercial property leases. Created by experienced real estate professionals and legal experts, this form addresses the unique needs of commercial leasing transactions in Texas. It provides a clear and structured way to outline the rights and responsibilities of both landlords and tenants, covering essential terms such as lease duration, rent payments, maintenance obligations, and dispute resolution mechanisms.

By using this form, parties can reduce misunderstandings and mitigate risks associated with commercial leases. The form is widely recognized within the Texas real estate community and is regularly updated to reflect changes in state laws and market practices. It is suitable for a variety of commercial properties, including office spaces, retail units, industrial facilities, and mixed-use developments.

Purpose and Scope

The primary purpose of the Texas Association of Realtors commercial lease form is to facilitate smooth leasing transactions by providing a legally sound and comprehensive document. It covers all significant aspects of leasing, from initial agreements to termination conditions. The form's scope extends to various commercial property types and leasing arrangements, making it a versatile tool for landlords and tenants alike.

Who Should Use the Form?

This commercial lease form is intended for landlords, property managers, tenants, and real estate agents involved in leasing commercial properties in Texas. It is particularly beneficial for those seeking a reliable, professionally drafted agreement that complies with state regulations. Utilizing this form helps ensure that all parties are on the same page and that the lease terms are clearly documented.

Key Components of the Commercial Lease Form

The Texas Association of Realtors commercial lease form contains several critical sections that define the lease agreement's terms and conditions. These components establish the legal framework and operational guidelines for the lease relationship.

Lease Term and Renewal Options

The lease term specifies the duration of the tenancy, including the start and end dates. Renewal options, if applicable, allow tenants to extend the lease under predefined conditions. This section ensures both parties understand the fixed commitment period and any possibilities for continuation.

Rent and Payment Terms

This section outlines the agreed-upon rent amount, payment deadlines, acceptable payment methods, and penalties for late payments. It may also include provisions for rent escalations or adjustments based on market conditions or operating expenses.

Use and Occupancy Restrictions

The permitted use clause defines how the tenant may utilize the leased premises. Restrictions may be imposed to prevent certain activities that could affect the property's value or violate zoning laws. This section helps maintain the property's intended commercial purpose.

Maintenance and Repairs

Responsibilities for maintenance and repairs are clearly delineated in this section. Typically, landlords handle structural repairs, while tenants manage routine upkeep. This allocation of duties helps prevent disputes related to property condition and upkeep costs.

Security Deposits and Guarantees

Details regarding security deposits, including amounts, conditions for return, and use, are specified here. Guarantees or additional financial assurances may also be addressed to protect the landlord's interests.

Insurance and Liability

Insurance requirements for both parties are included to mitigate risks associated with property damage, liability claims, and other unforeseen events. The form specifies minimum coverage levels and the responsibilities for maintaining insurance policies.

Default and Termination Clauses

This section describes the conditions under which either party may terminate the lease or seek remedies in case of default. It includes notice requirements, cure periods, and consequences of breach, providing a clear process for resolving disputes.

Additional Provisions

Other provisions may address signage rights, subleasing permissions, access rights, and compliance with laws. These clauses customize the lease to fit specific property or business needs.

Benefits of Using the TAR Commercial Lease Form

Utilizing the Texas Association of Realtors commercial lease form offers numerous advantages for all parties involved in commercial leasing transactions.

Legal Compliance and Protection

The form is drafted to comply with Texas property laws and regulations, reducing the risk of legal disputes. It incorporates current legal standards and best practices, offering robust protection for landlords and tenants.

Clarity and Consistency

Standardized language and clear terms promote mutual understanding and prevent ambiguities. This consistency facilitates smoother negotiations and helps avoid conflicts arising from vague or incomplete agreements.

Efficiency in Transaction Management

Using a pre-approved, professionally prepared lease form streamlines the leasing process, saving time and administrative effort. Real estate professionals benefit from a reliable template that can be quickly customized as needed.

Flexibility and Adaptability

The form can be tailored to suit diverse commercial property types and specific lease arrangements. This flexibility accommodates unique business requirements while maintaining a solid legal foundation.

Enhanced Professionalism

Employing the TAR commercial lease form reflects a commitment to professionalism and due diligence, which can build trust between landlords, tenants, and agents.

Legal Considerations and Compliance in Texas

Understanding the legal framework governing commercial leases in Texas is critical to effectively using the Texas Association of Realtors commercial lease form. This section outlines key legal considerations and compliance requirements.

Texas Property Code and Lease Law

The Texas Property Code governs landlord-tenant relationships, including commercial leases. The TAR commercial lease form incorporates relevant provisions to ensure compliance with state statutes, including requirements for notice periods, security deposits, and tenant rights.

Zoning and Land Use Regulations

Commercial leases must conform to local zoning ordinances and land use restrictions. The lease form addresses permitted uses and obligates tenants to adhere to applicable laws, helping prevent violations that could jeopardize the lease.

Americans with Disabilities Act (ADA) Compliance

Commercial properties must comply with ADA requirements regarding accessibility. The lease may include clauses assigning responsibilities for ADA compliance and modifications.

Environmental and Safety Regulations

Environmental laws and safety standards affect commercial property use and maintenance. The lease form can allocate responsibility for compliance and liability related to environmental hazards or safety issues.

Practical Tips for Completing the Commercial Lease Form

Properly completing the Texas Association of Realtors commercial lease form is essential to avoid disputes and ensure enforceability. The following tips assist in the accurate preparation and execution of the lease agreement.

1. **Review All Sections Carefully:** Thoroughly read each clause to understand its implications and ensure it reflects the agreed terms.
2. **Customize Appropriately:** Adjust provisions to suit the specific property type, business needs, and negotiated terms without altering essential legal protections.
3. **Verify Legal Requirements:** Confirm that the lease complies with local laws, zoning rules, and any applicable regulations relevant to the property.
4. **Specify Payment Details:** Clearly define rent amounts, due dates, acceptable payment methods, and late fees to prevent misunderstandings.
5. **Clarify Maintenance Responsibilities:** Assign maintenance and repair duties explicitly to avoid confusion and conflicts during the lease term.
6. **Include Renewal and Termination Terms:** Define how and when the lease can be renewed or terminated, including notice periods and conditions.
7. **Consult Legal Professionals:** When in doubt, seek advice from real estate attorneys or qualified agents to ensure the lease form is correctly completed and legally sound.

Frequently Asked Questions

What is the Texas Association of Realtors Commercial Lease Form?

The Texas Association of Realtors Commercial Lease Form is a standardized legal document used by landlords and tenants in Texas to outline the terms and conditions of a commercial property lease.

Who can use the Texas Association of Realtors Commercial Lease Form?

The form is primarily designed for real estate professionals and their clients in Texas, including landlords, tenants, and brokers involved in commercial leasing transactions.

What are the key elements included in the Texas Association of Realtors Commercial Lease Form?

Key elements typically include property description, lease term, rent amount, security deposit, maintenance responsibilities, options to renew, and default provisions.

Is the Texas Association of Realtors Commercial Lease Form legally binding?

Yes, when properly completed and signed by all parties, the form serves as a legally binding contract enforceable under Texas law.

Where can I obtain the Texas Association of Realtors Commercial Lease Form?

The form can be obtained through the Texas Association of Realtors website, authorized real estate professionals, or by membership access if you are a Texas Realtor.

Can the Texas Association of Realtors Commercial Lease Form be modified?

Yes, the form can be customized to suit specific lease agreements, but it is recommended to consult a real estate attorney or professional to ensure compliance with Texas laws and regulations.

Additional Resources

1. Texas Association of Realtors Commercial Lease Form: A Practical Guide

This book offers a comprehensive overview of the Texas Association of Realtors Commercial Lease Form, explaining each section in detail. It is designed for real estate professionals, landlords, and tenants to understand the legal and practical aspects of commercial leasing in Texas. The guide includes tips for negotiation and common pitfalls to avoid.

2. Mastering Texas Commercial Leases: Understanding the TAR Lease Form

Focused on the Texas Association of Realtors Commercial Lease Form, this book breaks down the complexities of commercial lease agreements in Texas. It provides sample scenarios and case studies to illustrate key points, helping readers to apply the form effectively in real-world situations. The book also covers amendments and addenda related to the TAR lease.

3. Negotiating Commercial Leases in Texas: A Guide for Realtors and Tenants

This title emphasizes negotiation strategies specifically tailored for Texas commercial leases using the TAR form. It includes advice on lease terms, rent structures, and tenant improvements. The book aims to empower both realtors and tenants to secure favorable lease agreements through informed decision-making.

4. Legal Essentials of the Texas Association of Realtors Commercial Lease Form

Aimed at legal professionals and real estate practitioners, this book delves into the statutory and regulatory framework surrounding the TAR commercial lease form. It explains how Texas law influences lease provisions and discusses recent legal updates. Readers will find valuable insights into dispute resolution and enforcement.

5. Commercial Lease Drafting and Review: Texas Association of Realtors Form Explained

This practical manual guides readers through drafting and reviewing commercial lease agreements using the TAR form. It highlights key clauses and suggests modifications to suit various property types and business needs. The book is a useful resource for real estate agents, attorneys, and property managers.

6. Tenant Rights and Obligations under the Texas Association of Realtors Commercial Lease

Focusing on the tenant's perspective, this book outlines rights and responsibilities under the TAR commercial lease form. It provides guidance on lease compliance, maintenance duties, and remedies for lease violations. Tenants will find clear explanations to help protect their interests in Texas commercial properties.

7. Landlord's Handbook: Managing Commercial Leases with the TAR Form in Texas

This handbook offers landlords practical advice on managing commercial leases using the Texas Association of Realtors form. Topics include lease enforcement, rent collection, and handling tenant disputes. The book also covers property management best practices within the framework of the TAR lease.

8. Commercial Leasing in Texas: Understanding TAR Forms and Market Trends

Combining legal guidance with market analysis, this book provides a broader context for the use of the TAR commercial lease form. It discusses how market conditions impact lease negotiations and terms. Real estate professionals will benefit from its insights into current trends and forecasting.

9. The Complete Texas Commercial Lease Form Resource

This all-in-one resource compiles detailed explanations, checklists, and sample documents related to the Texas Association of Realtors Commercial Lease Form. It serves as a reference for all parties involved in Texas commercial leasing transactions. The book is designed to simplify the lease process and ensure compliance with state standards.

Texas Association Of Realtors Commercial Lease Form

Texas Association of REALTORS® Commercial Lease Form

Ebook Title: Navigating Texas Commercial Leases: A Comprehensive Guide to the TAR Lease Form

Author: [Your Name/Company Name]

Ebook Outline:

Introduction: Understanding the Importance of Standardized Lease Agreements in Texas
Commercial Real Estate

Chapter 1: Deconstructing the TAR Commercial Lease Form: A Section-by-Section Breakdown of Key
Clauses

Chapter 2: Critical Clauses & Negotiation Strategies: Addressing crucial terms like rent, lease term,
options, and responsibilities.

Chapter 3: Understanding Addenda and Riders: Utilizing supplemental documents to customize the
standard form

Chapter 4: Legal and Financial Implications: The significance of professional advice and due
diligence

Chapter 5: Dispute Resolution and Termination: Navigating potential conflicts and the process of
lease termination

Chapter 6: Best Practices for Commercial Leasing in Texas: Tips for landlords and tenants alike

Conclusion: Ensuring a Smooth and Successful Commercial Lease Agreement

Navigating Texas Commercial Leases: A Comprehensive Guide to the TAR Lease Form

The Texas Association of REALTORS® (TAR) Commercial Lease Form is the cornerstone of commercial real estate transactions in Texas. Understanding its intricacies is crucial for both landlords and tenants seeking to secure mutually beneficial and legally sound lease agreements. This comprehensive guide will dissect the form, highlighting key clauses, negotiation strategies, and legal considerations to ensure a smooth and successful commercial leasing experience.

Introduction: Understanding the Importance of Standardized Lease Agreements in Texas Commercial Real Estate

Standardized lease agreements, like the TAR Commercial Lease Form, provide a framework for

commercial transactions, minimizing ambiguity and potential disputes. This form, developed by the TAR, incorporates years of real estate experience and legal expertise, aiming to create a balanced contract protecting the interests of both landlords and tenants. While not legally mandated, its widespread use across Texas establishes a baseline for understanding typical lease terms and expectations. Using the TAR form reduces the time and cost associated with drafting custom agreements, streamlining the leasing process for all parties involved. It provides a common language, minimizing misunderstandings and potential legal battles down the line. However, it's vital to understand that the standard form is just a starting point; customization through addenda and riders is often necessary to reflect the specific needs of a particular transaction.

Chapter 1: Deconstructing the TAR Commercial Lease Form: A Section-by-Section Breakdown of Key Clauses

The TAR Commercial Lease Form is a lengthy document, but understanding its key sections is essential. This chapter provides a section-by-section overview, highlighting the critical clauses that often require careful consideration and negotiation. Key areas of focus include:

Parties: Clearly identifying the landlord and tenant, ensuring accurate legal names and addresses.

Property Description: Precisely defining the leased premises, including square footage, address, and any specific features. Ambiguity here can lead to major disputes.

Lease Term: Specifying the commencement and expiration dates of the lease. Options for renewal or extension should be carefully examined and negotiated.

Rent and Payment Terms: Detailing the rent amount, payment schedule, late fees, and methods of payment. Escalation clauses, if present, need thorough review.

Use of Premises: Defining the permitted use of the property. Any restrictions or limitations should be clearly stated and negotiated accordingly.

Maintenance and Repairs: Assigning responsibility for repairs and maintenance. This is a frequent point of contention, so a clear understanding is crucial. Defining "tenant improvements" and responsibility for their maintenance is also vital.

Insurance: Outlining insurance requirements for both landlord and tenant, including liability and property insurance.

Default and Remedies: Detailing the consequences of default by either party and the available remedies, such as eviction or legal action.

Assignment and Subletting: Specifying the conditions under which the tenant can assign the lease or sublet the premises.

Chapter 2: Critical Clauses & Negotiation Strategies: Addressing Crucial Terms Like Rent, Lease Term, Options, and Responsibilities

This chapter delves into the most crucial clauses, offering practical negotiation strategies for both landlords and tenants. Negotiation is key to tailoring the standard form to specific circumstances.

For example:

Rent Negotiation: Market analysis and comparable properties are essential for determining a fair market rent. Understanding factors like location, building quality, and market demand is crucial.

Lease Term Negotiation: The length of the lease significantly impacts both parties. Longer leases offer stability for the tenant but may limit the landlord's flexibility. Shorter leases provide more flexibility for the landlord but may increase tenant risk.

Option to Renew/Extend: Understanding the terms of any renewal options is crucial. These options often include rent adjustments and other conditions.

Responsibility for Repairs and Maintenance: Negotiating responsibilities for repairs and maintenance is vital. Clearly defining responsibilities can prevent future disputes.

Use Restrictions: Negotiating permitted uses ensures the tenant can operate their business effectively while protecting the landlord's interests.

Chapter 3: Understanding Addenda and Riders: Utilizing Supplemental Documents to Customize the Standard Form

While the TAR form provides a solid foundation, it often needs customization. Addenda and riders are supplemental documents that modify or add to the standard form, addressing specific needs or circumstances. Understanding how to use these effectively is crucial. Examples of common addenda include:

Option to Purchase: Gives the tenant the right, but not the obligation, to purchase the property at a predetermined price.

Right of First Refusal: Grants the tenant the right to match any offer from a third party to purchase the property.

Parking Addendum: Details parking arrangements, including the number of spaces and associated fees.

Signage Addendum: Governs the use of signage on the property.

Chapter 4: Legal and Financial Implications: The Significance of Professional Advice and Due Diligence

Commercial leases are legally binding contracts with significant financial implications. Seeking professional advice from attorneys and real estate professionals is highly recommended. Due diligence includes:

Thorough Review of the Lease: Carefully examine every clause, seeking clarification on anything unclear.

Market Research: Understand comparable lease terms in the area to ensure the lease is fair and reasonable.

Legal Counsel: Consult an attorney specializing in commercial real estate to review the lease and

ensure its legal soundness.

Financial Analysis: Assess the financial implications of the lease, considering rent, expenses, and potential returns.

Chapter 5: Dispute Resolution and Termination: Navigating Potential Conflicts and the Process of Lease Termination

Despite careful planning, disputes can arise. The lease typically outlines dispute resolution mechanisms, such as mediation or arbitration. Understanding the lease termination process is also essential. This includes:

Breach of Contract: Understanding what constitutes a breach of contract and the consequences.

Eviction Process: The legal procedures involved in evicting a tenant for breach of contract.

Lease Buyout: Negotiating a buyout agreement to terminate the lease early.

Chapter 6: Best Practices for Commercial Leasing in Texas: Tips for Landlords and Tenants Alike

This chapter offers practical tips for both landlords and tenants, emphasizing proactive steps to minimize risks and ensure a smooth leasing experience. These include:

Clear Communication: Maintaining open and clear communication throughout the leasing process.

Detailed Documentation: Keeping detailed records of all communication, agreements, and payments.

Regular Inspections: Conducting regular inspections to identify and address any issues promptly.

Professional Representation: Employing experienced brokers and attorneys.

Conclusion: Ensuring a Smooth and Successful Commercial Lease Agreement

The TAR Commercial Lease Form is a vital tool in Texas commercial real estate. By understanding its provisions, employing effective negotiation strategies, and seeking professional guidance, both landlords and tenants can minimize risks and secure mutually beneficial agreements. This comprehensive understanding is essential for a smooth and successful commercial leasing experience.

FAQs

1. What is the Texas Association of REALTORS® (TAR) Commercial Lease Form? It's a standardized lease agreement commonly used in Texas commercial real estate transactions.
2. Is using the TAR form mandatory? No, it's not legally required, but its widespread use provides a framework for understanding common lease terms.
3. Can the TAR form be modified? Yes, addenda and riders can customize it to suit specific needs.
4. What happens if there's a dispute? The lease outlines dispute resolution methods, typically mediation or arbitration.
5. Who should I consult before signing a commercial lease? An attorney specializing in commercial real estate and a real estate professional.
6. What are the key clauses to negotiate? Rent, lease term, permitted use, maintenance responsibilities, and default remedies.
7. How long is a typical commercial lease? Lease terms vary, ranging from a few years to decades, depending on the property type and negotiation.
8. What is due diligence in commercial leasing? Thorough review of the lease, market research, and seeking professional advice.
9. Where can I find the TAR Commercial Lease Form? It's available from the Texas Association of REALTORS® website and real estate professionals.

Related Articles:

1. Understanding Texas Commercial Lease Renewal Options: Explores the nuances of lease renewal clauses and negotiation strategies.
2. Negotiating Commercial Lease Terms in a Seller's Market: Addresses the unique challenges of securing favorable lease terms in a competitive market.
3. Common Mistakes to Avoid in Texas Commercial Leases: Highlights common pitfalls and provides advice on avoiding costly errors.
4. The Role of Due Diligence in Texas Commercial Real Estate: Emphasizes the importance of thorough investigation before signing a lease.
5. Dispute Resolution in Texas Commercial Leases: Details the various methods for resolving disputes arising from commercial lease agreements.
6. Commercial Lease Assignment and Subletting in Texas: Explains the legal considerations and restrictions related to assigning or subletting commercial space.
7. Commercial Real Estate Insurance in Texas: What Landlords and Tenants Need to Know: Covers the essential insurance requirements for commercial properties.
8. Texas Commercial Property Taxes and Their Impact on Lease Agreements: Explores the effect of property taxes on lease negotiations and responsibilities.
9. Navigating the Texas Commercial Real Estate Market: Provides an overview of the current market conditions and trends influencing commercial leases.

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Mark A. Senn, 2011-01-01 In the fast-changing world of commercial real estate, terms like and “fair rental value, and” and “net lease, and” or and “duty of good faith and” can mean many different things depending on the circumstances of the deal. So, when negotiating and drafting complex leasing agreements, it and’s imperative you know what these provisions can mean, have alternate provisions readily available, and know when and how to use them properly *Commercial Real Estate Leases: Preparation, Negotiation, and Forms, Fifth Edition* can make it easier. Written by nationally recognized real estate attorney Mark Senn, this highly acclaimed guide: Explains the legal principles behind each lease provision in clear, user-friendly terms. Offers balanced discussion of the practical applications of the law from the landlord, tenant and the lender perspectives (where applicable). Provides specific examples of alternate clauses that address each party and’s precise needs. Logically organized to follow the typical commercial real estate lease, each chapter takes you clause-by-clause through all of the issues you need to understand in order to represent clients effectively in commercial real estate transactions, including: Rent and—fixed, market and percentage Operating expenses Options to expand, buy or extend Space measurement and—and resulting economics Subordination, non-disturbance and attornment agreements Drafting exclusive provisions Understanding insurance provisions Tax provisions and federal income tax consequences Use issues Condemnation *Commercial Real Estate Leases: Preparation, Negotiation, and Forms, Fifth Edition* includes a free companion CD-ROM containing all of the leasing forms discussed in the guide.

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Gregory S. Cagle, 2013 *Texas Homeowners Association Law* is a comprehensive legal reference book written specifically for Directors, Officers and homeowners in Texas Homeowners Associations.

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Texas Cheryl Peat Nance, 2003-07-23 The Eleventh Edition (UPDATE) of Modern Real Estate Practice in Texas is the most comprehensive and current Texas real estate textbook available. Along with an all new chapter on control of land use, you will find many special features including: * In Practice and For Example paragraphs to apply theory to practice. * Margin Notes to direct attention to important vocabulary terms. * Math Concepts at relevant points within the chapter. * Website Addresses to expedite additional research. * Exam Prep notes and a sample salesperson license exam. Complete coverage of the new, 2003 Texas real estate laws! The changes in real estate law, effective on September 1, 2003, have been incorporated into this new edition. Teach and learn with confidence, knowing that your text's facts are up to date! This book also includes the new forms! With changes in law also come changes in forms. This book has incorporated all of the new Texas Real Estate Commission forms. So when students practice on these forms, they know they are preparing for a smooth transition into a real estate career. New PowerPoint Slides! As technology becomes more sophisticated, so do the teaching tools associated with Modern Real Estate Practice in Texas. These slides will make teaching a snap, whether they're used as a reference or used when teaching the class! For Example/In Practice Sections! Whether teaching or preparing to get your license, nothing takes you into the field better than these. They're certain to help students with real life real estate once they get their license, and they also make great teaching tools.

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tested on the NextGen Bar. The book's unique online simulation resource features practice-ready materials and professionally-produced author-scripted videos that illuminate property law issues and disputes. The text regularly references documents used in practice; these documents are available to students in the simulation. New to the 3rd Edition: NextGen Bar Ready! The authors have carefully curated the substance of the book to ensure that it covers the topics tested on the new bar exam. In addition, the "Preparing for Practice" exercises throughout the book should help develop the practice-oriented thought processes and skills necessary to succeed in the new exam format. Revised and updated case opinions and textual discussion. For example, the section addressing the Fair Housing Act now includes additional discussion of disparate impact litigation after *Texas Dept. of Housing and Community Affairs v. Inclusive Communities Project, Inc.* Similarly, the authors updated the chapter devoted to takings law to include the latest cases, such as *Cedar Point Nursery*. The IP Chapter includes the 2023 Supreme Court decision on trademark protection involving Jack Daniel's and dog toys. Enjoyable new problems drawn from the most recent reported case opinions. New problems include: the application of the takings clause to taxi licenses in the wake of Uber/Lyft; covenants against short-term rentals like VRBO and AirBnB; easements involving proposed carbon capture pipelines; the application of the Fair Housing Act to eviction based on the use of a service dog in violation of the lease; the use of part performance by a son to enforce a contract breached by his parents. Professors and students will benefit from: A blend of property doctrine and real-world practice. A stimulating, challenging presentation that is also transparent. The book retains the subtlety of the classic texts but comments explicitly on the overlapping elements to ensure that students can see all the connections among legal doctrines. Numerous examples that richly illustrate the introduction of new material. A unique interactive element that teaches students how to read a land survey. The authors present this element during the discussion of the importance of the description of real property in deeds and contracts. This exercise helps students understand the issues presented by the text in case opinions and problems. The transactional perspective adopted by the authors in chapters where that is especially relevant, such as real estate transactions and landlord/tenant law. A unique border along the edge of the text in the chapter on the real property transaction, allowing students to place key concepts and doctrinal material in the context of phases of the transaction. A robust electronic version of the casebook, along with online videos and practice-ready materials. A book that is the ideal text for a four-unit course, but includes ample coverage permitting a professor to construct a five- or six-unit course. Revealing and sometimes startling images, such as a subdivision-marketing poster from San Diego in 1915, reflecting racially-restrictive covenants -- a frightening visual example of pervasive discriminatory housing practices that existed prior to the Fair Housing Act.

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