Real Property Map

Concurrent Estates

1. **Joint Tenancy**

Severance of Joint Tenancy

Mortgages and Joint Tenancy

2. **Tenancy by the Entirety**

3. **Tenancy in Common**

Rights and Duties of Co-Tenants

Ouster

Rents and Profits

Adverse Possession

Carrying costs, repairs, and improvements

Waste

Landlord-Tenant Law

Tenancy for Years

Landlord Tenant Law Cont'd

Periodic Tenancy

Tenancy at Will

Tenancy at Sufferance

Options to Purchase

Tenant's Duties

Duty to Repair

Duty to Pay Rent

Tenant Wrongfully Vacates Early

Condemnation

Landlord's Duties

Duty to Deliver Possession

Implied Covenant of Quiet Enjoyment

Landlord's Duty Cont'd

Landlord's Duty Regarding Other Tenants

Implied Warranty of Habitability

Retaliatory Eviction

Fair Housing & Anti-Discrimination

Civil Rights Act

Fair Housing Act

Transfer of Leaseholds

Assignment

Sublease

Fixtures

Easements

Appurtenant

In gross

Easements Cont'd

Transferability

Creation

1. **P**
2. **I**
3. **N**
4. **G**

Scope and Maintenance of Easement

Termination

License & Profits

Restrictive Covenants and Equitable Servitudes

Burden Runs- WITHN

Benefit Runs- WITV

Landlord's Tort Liability

Equitable Servitude- WITN

Implied Equitable Servitude- Common Scheme

Equitable Defenses

Adverse Possession

1. **C**
2. **O**
3. **A**
4. **H**

Sale of Real Estate

Land Sale Contract: SOF

Part Performance

Equitable Conversion

Seller's Implied Promises

1. **Marketable title**
2. **No Fraudulent Material Misreps**

Caveat emptor

Time of the essence

Termination

Deeds and Delivery

Merger

Valid Deed

Covenants for Title

General Warranty Deed

Covenants for Title Cont'd

Special Warranty Deed

Quitclaim Deed

Recording Statutes

BFP

Mortgages

Purchase Money

Mortgagee (lender)

Mortgagor transfer

Foreclosure

Priority

Equitable and Statuory Redemption

Zoning