

**Board of Trustees | Licensure Pass Rate Meeting Trustee Nicole Washington, ASA Chair** 





# Licensure Pass Rate Improvement Plans

- 1. Bachelor of Science in Nursing (BSN)
- 2.Doctor of Pharmacy (PharmD) Program
- 3. Doctor of Physical Therapy (DPT) Program
- 4. Spotlight Presentation: Juris Doctor (JD) Program



# Licensure Pass Rate Improvement Plans

#### **College of Law**

#### **Focus**

Provide an analysis on **Key Performance Indicators** contributing to intended program improvement outcomes.

#### <u>Today's Meeting | Juris Doctor (JD) Program</u>

#### **Key Highlights:**

1. COL overall objectives

#### **Key Takeaways:**

- Bar Preparation and Course Competencies
- Faculty Pedagogy and Best Practices in COL





# **Update - Nursing**

- Fall 2023 1st Semester GPA: 3.54
- Fall 2023 Predictor Exam: 100%
- Fall 2023 Virtual ATI (VATI) Predictor Exam: 80%
- Increase Academic Advisors and Academic Success Coaches.
- ➤ 2023 Annual NCLEX pass rate: 82.46%; within 10% of National Average.







# School of Nursing

Metrics	Rationale for Use	Current Data	Goal	Trend	Ke y Update	
ADMISSIONS						
Admissions Exam	The ATI Test of Essential Academic Skills (TEAS) is a diagnostic test for nursing applicants. It provides an assessment of student readiness for the rigors of the nursing program.	Proficiency (S23/F23/S24) 100% / 100% / 100%	Proficiency (S23/F23/S24) 95% / 95% / 95%	<b>*</b>	Maintaining the above admission exam requirements. Nursing utilizes the TEAS test and GPA in science and math to assist in the admission process to assess student readiness	
UG GPA (Science and Math)	The cohort science and mathematics average GPA provides an assessment of the overall quality and level of preparedness of the entering cohort.	GPA (S23/F23/S24) 3.53 / 3.55 / 3.34	GPA (S23/F23/S24) 3.50/ 3.50/3.50	<b>↓</b>	for the nursing program.	
RETENTION						
GPA of First-Year Cohort	First-semester and first-year GPAs provide an assessment of student mastery of content.	First-Semester GPA (F21/F22/F23) 2.80 / 3.15 / 3.54	First-Semester GPA (F21/F22/F23) >3.30 / >3.30 / >3.30	1	The rigor of the program changed from 16 weeks to 8 weeks sessions and the change from 70% to 75% weighted exam average to pass courses was implemented. Resources such as 1:1 success coaching and remediation are in place to assist	
		End of FY GPA (F20/F21/F22) 3.20 / 2.76 / <u>3.17</u>	End of FY GPA (F20/F21/F22) > 3.50 / > 3.50 / <u>&gt;3.50</u>	1		
Program Completion Rates	Program completion is measured from the time students enter the program until they graduate upon completing the remaining 60 credits of professional level nursing courses.	Graduating Cohort (S22/F22/S23) 70% / 76% / <u>56%</u>	Graduating Cohort (S22/F22/S23) 85% / 85% / 85%	•	students in adjusting and to increase program completion. Data after Fall 2023 will reflect four semesters.	
READINESS OUTCOMES						
NCLEX Predictor Exam	The program administers the ATI Comprehensive Predictor Exam to students during their final semester. This exam is an accurate predictor of success on the NCLEX exam.	Graduating Cohort (F22/S23/F23) 92% / 95% / 100%	Graduating Cohort (F22/S23/F23) > 85% / >85% / >85%	1	ATI Predictor exam predicts NCLEX exam readiness and success.  The annual 2023 NCLEX passrate	
NCLEX Scores	The National Council Licensure Examination (NCLEX) Exam is administered four times per year.	FAMU (National) by Quarter (21/22/23) 62.30% / 68.18% / <u>82.46%</u> (86.06%) / (82.32%) / (90.17%)	Graduating Cohort (21/22/23) >85% / > 85% / >85%	1	is 82.46%, within 10% of the National Average.	
ACCREDITATION & REGULATION						
ACEN FL Board of Nursing	- The BSN program is accredited by the Accreditation Commission for Education in Nursing (ACEN) - The FL BON regulates all pre-licensure nursing education. Requires annual pass rate of 10% of the national average	<ul> <li>Accredited through 2026</li> <li>Probation through 2023.</li> <li>Review in Jan. 2024</li> </ul>	Continued accreditation w/o conditions			

# **Update - College of Pharmacy & Pharmaceutical Sciences, Institute of Public Health**

- Course review mechanism for strengthening the curriculum.
- ➤ New faculty must attend a teaching workshop(s).
- Learner's Executive Council helps to identify teaching and learning concerns.
- ➤ Accreditation report due February 1, 2024





College of Pharmacy & Pharmaceutical Sciences, Institute of Public Health

**Key Performance Indicators** 

Metrics	Rationale for Use	Current Data		Goal	Trend	KeyUpdate
ADMISSIONS						
Admissions Metric	The cohort science and mathematics quality and level of prepared average GPA provides an assessment of the overall ness of the entering cohort.	( F21 / F22/ F23) 3.34 / 3.22 / <u>3.24</u>		(F21 / F22 / F23) >3.25 / >3.30 / <u>&gt;3.30</u>	1	Pharmacy program faculty review the incoming UG GPA in science and math courses to assess predictive prepare dness.
RETENTION						
Program Completion Rates	ACPE annually monitors the progression trends of the graduating class for accredited programs. Programs must remain below established thresholds.	Academic Dismissals (21' / 22' / 23') 5% / 1% / 4%	Overall Attrition (21' / 22' / 23') 49% / 39.3% / <u>34%</u>	Dismissals (22' / 23')  < 6% / < 6%  Attrition (22' / 23')  < 24% / < 24%	1	Academic dismissals and overall attrition trending down. Continuing to monitor and act accordingly.
READINESS OUTCOMES						
Diagnostics	The program administers the Pharmacy Curriculum Outcomes Assessment (PCOA) in the P3 year to assess the effectiveness of the didactic curriculum with respect to preparing learners for the NAPLEX.	FAMU (Nation ( 21' / 22' / 23 306 (343) / 295 (345) /	3')		1	PCOA retired in June 2023
Comprehensive Examination	The program administers the Comprehensive Exam to learners during their final semester (P4). A minimum score of 75% is required to pass; Learners are given five opportunities.	% of Cohort Passing - 3r (Sp 21' / 22' / 2 91% / 95% / 9	23')	Spring 2023: > 90% Spring 2024: > 90%	1	Examination pass rate is above goal and continually increasing.
NAPLEX Scores	Candidates are allowed a maximum of five attempts on the North American Pharmacist Licensure Examination (NAPLEX).	FAMU (Nationa ( 20' / 21' / 22' 80% (87%) / 90% (84%) /	USF: 87.5%. UF: 85.1 PBA: 80%. NSE: 78.1		<b>( )</b>	The pharmacy program has an established pass rate goal for 2024 and are implementing curricular and clinical processes to exceed the goal in the 2024.
ACCREDITATION						
АСРЕ	The PharmD program is accredited by the Accreditation Council for Pharmacy Education (ACPE)	The program is fully accredited through June 2024.	The next onsite evaluation is so	cheduled for Spring 2024.		

# **Update – Doctor of Physical Therapy**

- ➤ PT Hustle NPTE Boot Camp for graduates
- Current first semester GPA: 3.59
- ➤ Current progression rate: 98.3%
- ➤ Current matriculation rate: 97%









# Doctor of Physical Therapy

**Key Performance Indicators** 

Metrics	Rationale for Use	Current Data (Fall 21' / 22' /23')		Goal	Trend	KeyUpdate	
ADMISSIONS							
Admissions Exam (GRE)	The Graduate Record Exam (GRE) is a standardized exam that assesses analytical writing, verbal reasoning and quantitative reasoning skills. Applicant rates (cumulative sore greater than 300 and quantitative score greater than 147 are positive predictors).	<u>GRE-Total</u> <b>302 / 301.7 / 299</b>	GRE-Quantitative 151 / 151 / 149	GRE-Total: <b>300</b> GRE-Quantitative: <b>150</b>	<b>+</b>	Maintain minimum admission profile require ments.  Enhanced interview process.	
Undergraduate GPA	Analysis of historical cohort data indicates a positive correlation of licensure pass rates with cumulative GPA and GPA earned over the last 60 hours of the undergraduate record.	Cumulative 3.29 / 3.24 / 3.39	<u>Last 60 Hours</u> <b>3.52 / 3.50 / 3.44</b>	Cumulative: <b>3.5</b> Last 60 Hours: <b>3.5</b>	1		
RETENTION							
GPA of First Year Cohort	Analysis of historical cohort data indicates a positive correlation of licensure pass rates with first semester (fall) GPA.	<u>First-Semester</u> <b>3.59 / 3.51 / 3.59</b>		First –Semester: <b>3.3</b>	1	Early identification of foundational deficits addressed with tutoring and	
Cohort Progression Rates	Monitors percentage of students in each entering cohort who remain on track with the program curriculum and graduate on time (program takes three years to complete)	<u>Cohort</u> <b>91.7%/ 100% / 98%</b>		Progression Rate: 95%	1	remediating.	
READINESS OUTCOMES							
Diagnostic Exams	The program administers comprehensive exams to each cohort throughout the curriculum to assess student mastery of content and readiness to progress.	Off (1st / 2nd / 3rd Attempts)		Cohort Average 2nd yr. Cohort: perform patient care with less than 50% assist (CPI) 3rd yr. Cohort: 90%+ first-time pass rate	1	Enhanced tracking and monitoring of comprehensive exam and first-time pass rate wi clinical experiences.  Immediate Action Items:	
National Physical Therapy Examination	The National Physical Therapy Examination is administered by the Federation of State Board of Physical Therapy 3 times per year. Graduates of accredited physical therapy schools are eligible for registration.	Annual First-Time Pass Rates 82% / 79.2% / 77.0% (National) 87.9% / 84.9%/ 86.3%	FAMU Ultimate Pass Rate 100% /91.7% / 86.7% National Ultimate Pass Rate 98.7% / 97.1% / 88.7%	Annual First-Time Pass Rate (3-Year Ave.) 2023: 90% (90%) 2022: 90% (90%) 2021: 90% (88%)	1	Curricul a embed ded Final Fronti er NPTE Pre paratory cours "Return 2Campus" Exit Compre hensive Exa mination (PEAT)	
ACCREDITATION							
САРТЕ	The DPT Program is accredited by the Commission on Accreditation in Physical Therapy Education (CAPTE).	The program is fully a ccredited through 2024.	CAPTE Requirement Standard 1C2: Ultimate licensure pass rates are at least 85%, averaged over two years.				

# COLLEGE \* LAW

February Update

**Deidre Keller, J.D.** Dean

Cecil Howard, J.D. | Associate Provost for the College of Law





## FACULTY AND STAFF LEVERAGING THE BRAND





Harris Interim Director, Legal Research and Writing & Instructor



Priscilla

Learning with Our Students: Adjusting to Our Developing Understanding of the **NextGen Bar Exam** 

Presenter

AALS 2024 Annual Meeting #AALS2024





Erika Hill Director of Law Admissions



AALS 2024 Annual Meeting #AAL52024





Areto **Imoukhuede** Professor of Law

lenefits for Paculty & the Lega

AALS Workshop for Pretenures Law School Teachers of Color

Moderator Online Legal Education vancing Inclusive Pedagogy

AALS 2024 Annual Meetin #AAL52024





Darryll Jones Professor of Law

Presenter **Recent Scholarship** in Nonprofit & Philanthropy Law

AALS 2024 Annual Meeting #AALS2024





Maritza Reves

Presenter Feminism, the **Development of Professional Identity**, and Implementing

AALS 2024 Annual Meeting #AALS2024

Standard 303(b)

FAMU TOW



## STUDENTS SERVING THE COMMUNITY

#### **MLK EVENTS**

Community Forum
City of Orlando Parade
Great Day of Service









## COL BAR SUCCESS OPERATING BUDGET

2023-2024

COLLEGE INITIATIVE	FY23			
Barbri Instructional and Data Resources	\$57,588			
Diagnostic Exams	\$8,000	TOTAL		
Commercial Bar Tutoring	\$32,600	¢1 000 704		
Supplemental Bar Prep Resources	\$60,250	\$1,088,694		
Recruitment Scholarships	\$460,220*			
Retention Scholarships	\$290,236*			
Legal Writing Center	\$179,800*			



## **FACULTY SUCCESS IMPLEMENTATION**

An inclusive approach to success!



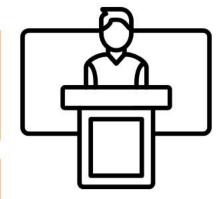
Accomplishing the best end result!



Improved
Student
Data
Tracking



Assessment Based-Bar Alignment



Professional Development for Faculty



## STUDENT SUCCESS

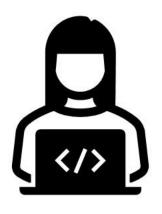
A methodology for enhancing success.

# Inputs-Outcomes ACHIEVEMENT





Increased Student Admission Profile

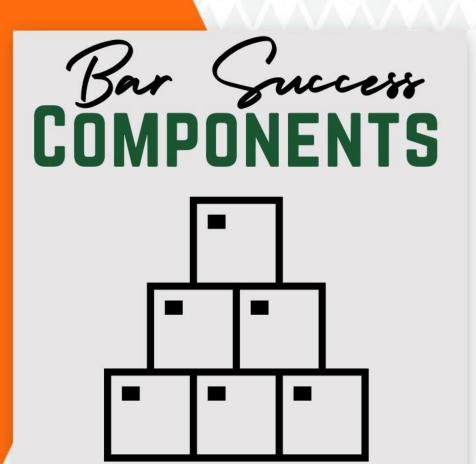


Increased Use of Diagnostic Assessments

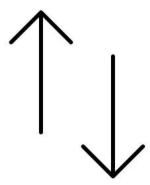


Targeted
Intervention for
Students with a
1L GPA of 2.7 or
Less





## CONTENT



MBE Subject Concepts and Rules

FL Subject Concepts and Rules

## **COMPETENCIES**

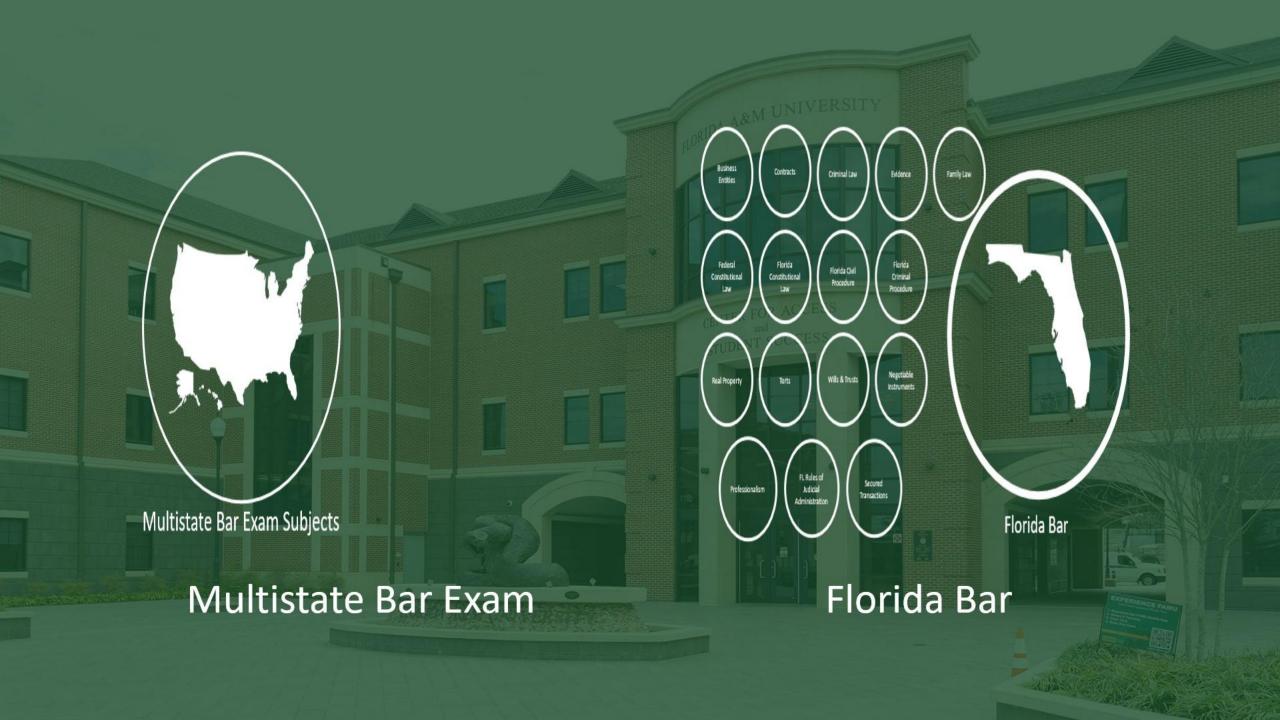


Critical Reading
Legal Analysis
Legal Writing
Exam-Taking Skills





Prior to entering the first class at FAMU COL, students are required to complete "Ultimate Law School Prep."



## SUBJECT MATTER TOPICS, CONCEPTS AND RULES

#### **MBE SUBJECTS**

**Civ Pro** 

Con Law

#### Contracts

**Crim Law** 

**Evidence** 

**Property** 

**Torts** 

#### **CONTRACT TOPICS**

#### **Formation**

**Defenses** 

Interpretation

Performance/Breach

Remedies

**3rd Party Rights** 

# FORMATION CONCEPTS

#### **Mutual Assent**

**Certainty of Terms** 

Consideration

Reliance/Restitution

Modification

#### MUTUAL ASSENT RULES (PARTIAL)

Offer

**Acceptance** 

Rejection

Counteroffer

Revocation

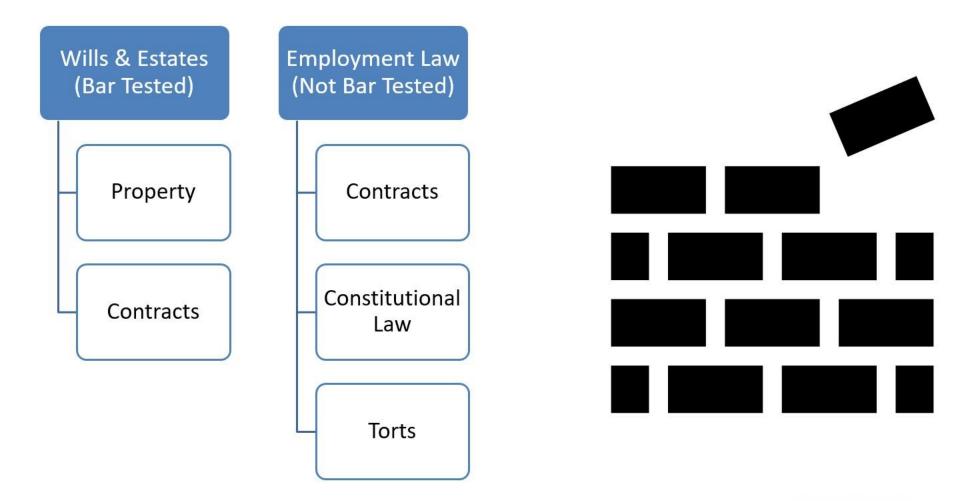
Unilateral/Bilateral

**Mailbox Rule** 

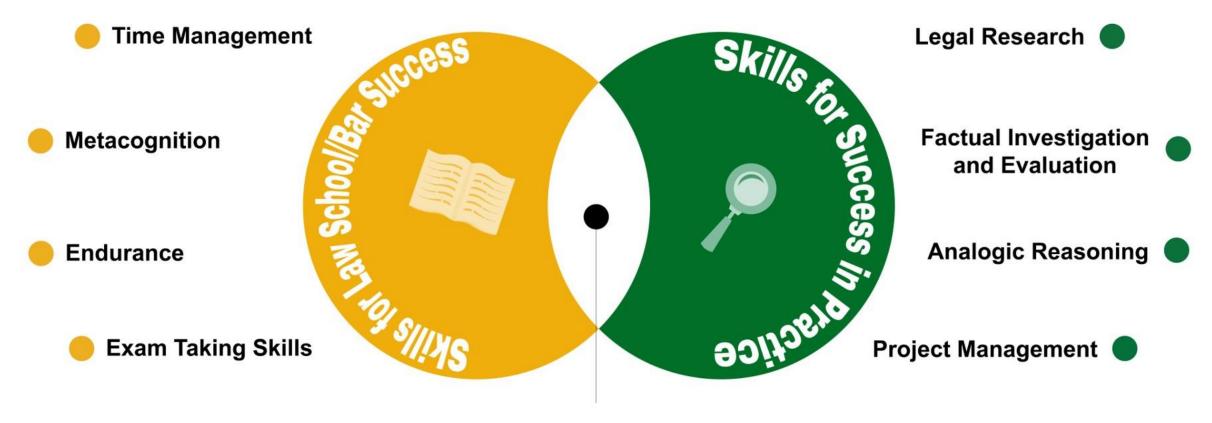
Implied-In-Fact



## **ELECTIVE COURSES BUILD ON REQUIRED COURSES**







# Critical Thinking & Reading Legal Analysis and Writing Skills

Issue Identification

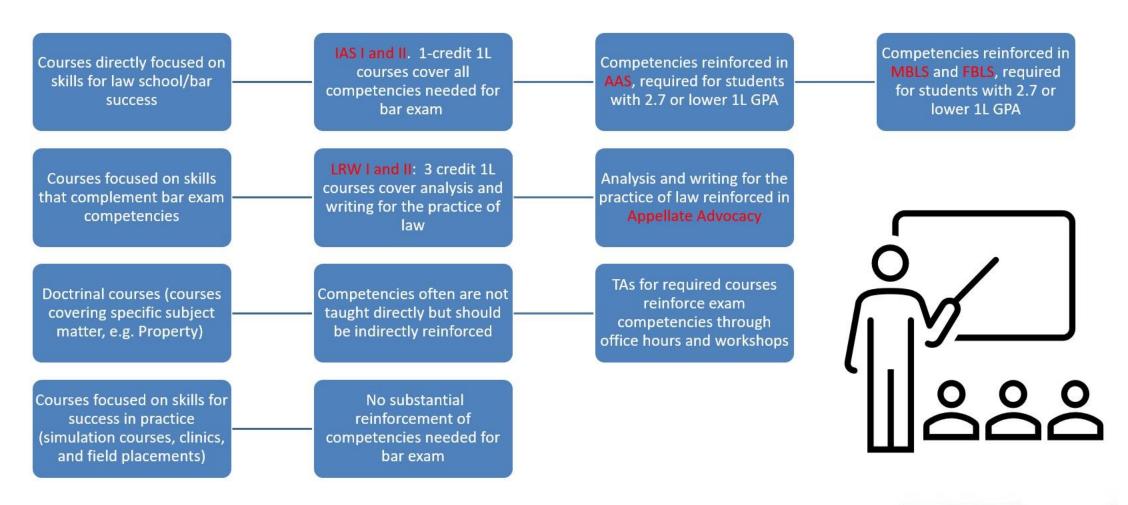
Rule Application / Analysis of Relevant Facts

Rule Articulation and Explanation

Concluding Reasonably

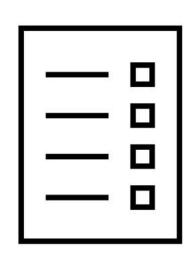
Technical Writing

## **COMPETENCY INSTRUCTION**





## **POST-GRADUATION BAR PREP**



# Commercial Bar Prep Companies

#### **Major Companies**

- Barbri (35.6% of Feb Takers)
- Kaplan (33.3% of Feb Takers)
- Themis (31.1% of Feb Takers)

#### Services

- Law Outlines and Video Lectures
- Practice Questions
- Recommended Course of Study

#### Role in Bar Prep

- Mostly content review, not competency focused
- With good competency foundation, students should be able to fill in gaps in content with commercial bar prep materials

#### Usage

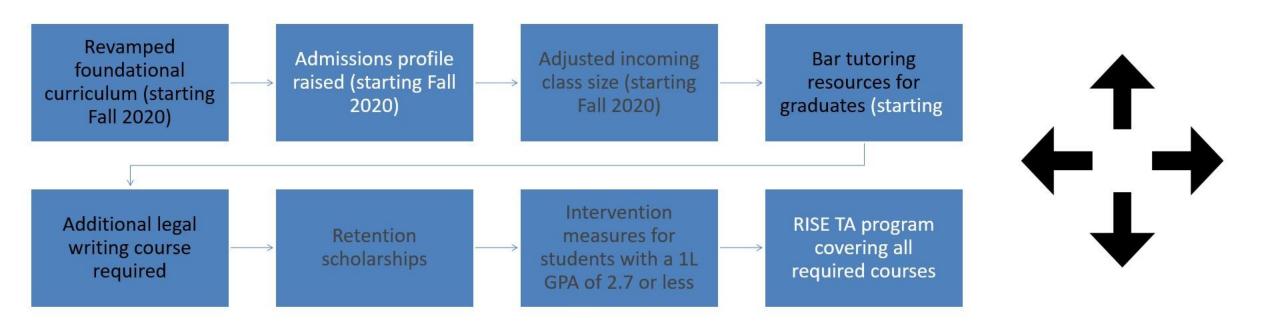
- Essential part of bar prep – students unlikely to master content without it
- Not all students use one of the major companies
- Not all students substantially complete the recommended course of study

#### Intervention

- Bar Prep companies help identify struggling students
- The COL provides commercial bar tutoring services to identified students

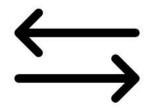


## **CHANGES IMPLEMENTED**





## **WORK IN PROGRESS**



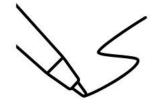
**Revamp ASBP Program** 



Increasing coordination between ASBP and LRW Program



Integrating more competency instruction into doctrinal courses



Establishing a writing center



Faculty strategy for improving bar results







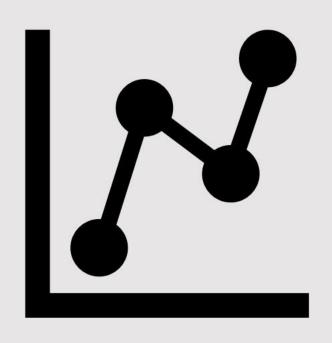
Course design and pedagogy improvements for faculty



Changing student culture to prioritize the best bar prep practices



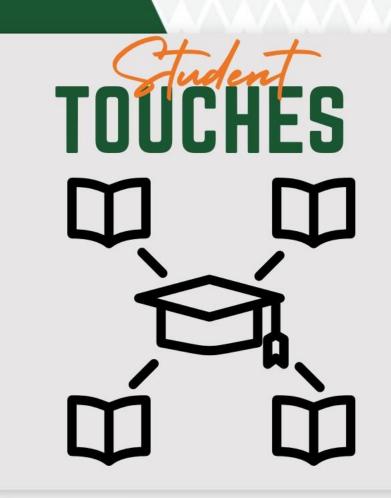
## **February Exam Update**



- Projected Number of February First Time Takers
  - o 22-27
- Incoming Terms of February First Time Takers
  - 2017 (3); 2018 (1); 2019 (4); 2020 (16); 2021 (3)
- Graduating Terms of February First Time Takers
  - Spring 20 (1); Spring 21 (1); Summer 21 (1); Spring 22 (1);
     Spring 23 (9); Summer 23 (2); Fall 23 (12)



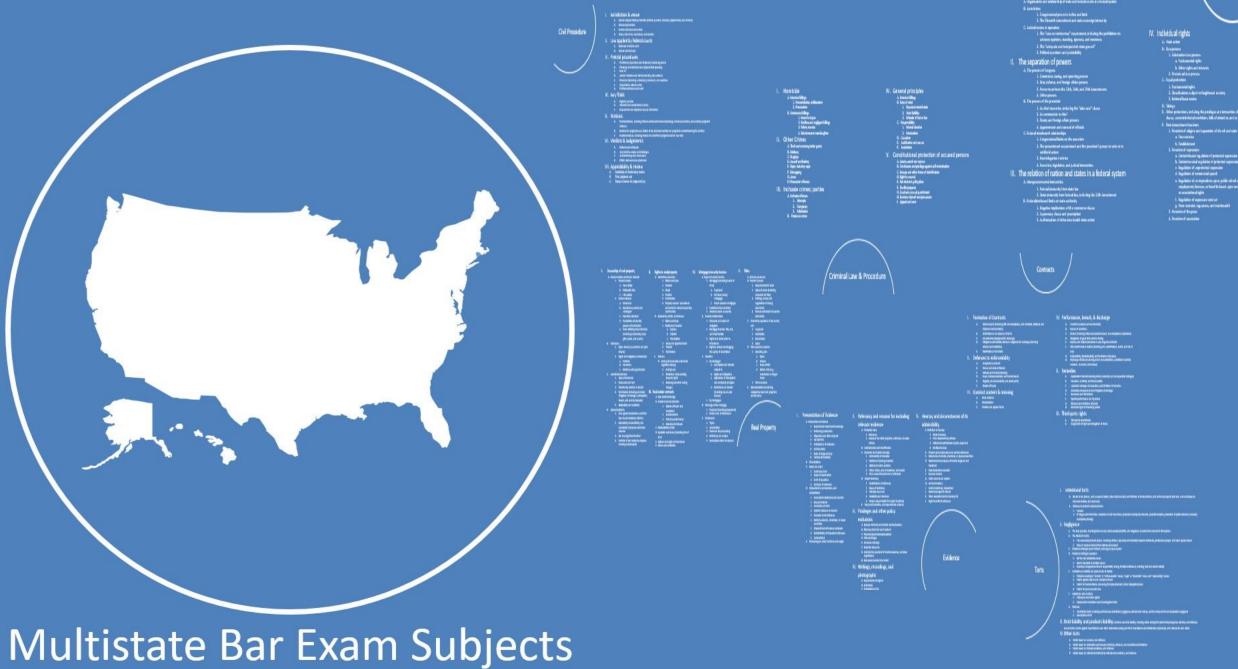
# **February Exam Update**



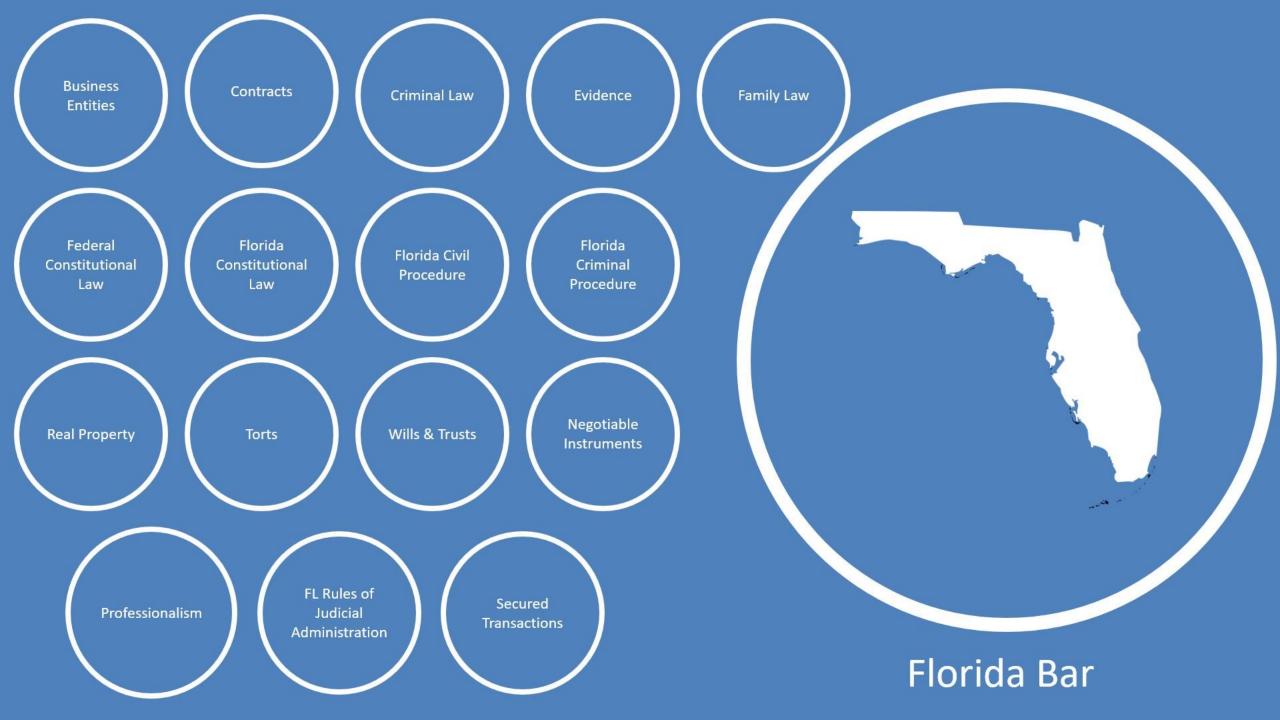
#### Incoming Credentials

- Median UGPA 3.2
- Median LSAT 147
- First-Year Data
  - Median Foundational GPA 2.66





Constitutional Law



#### Civil Procedure

#### I. Jurisdiction & venue

- A. Federal subject-matter jurisdiction (federal question, diversity, supplemental, and removal)
- B. Personal jurisdiction
- C. Service of process and notice
- D. Venue, forum non conveniens, and transfer

#### II. Law applied by federal courts

- A. State law in federal court
- B. Federal common law

#### III. Pretrial procedures

- A. Preliminary injunctions and temporary restraining orders
- B. Pleadings and amended and supplemental pleadings
- C. Rule 11
- D. Joinder of parties and claims (including class actions)
- E. Discovery (including e-discovery), disclosure, and sanctions
- F. Adjudication without a trial
- G. Pretrial conference and order

#### IV. Jury Trials

- A. Right to jury trial
- B. Selection and composition of juries
- C. Requests for and objections to jury instructions

#### V. Motions

- A. Pretrial motions, including motions addressed to face of pleadings, motions to dismiss, and summary judgment motions
- B. Motions for judgments as a matter of law (directed verdicts and judgments notwithstanding the verdict)
- C. Posttrial motions, including motions for relief from judgment and for new trial

#### VI. Verdicts & Judgements

- A. Defaults and dismissals
- B. Jury verdicts—types and challenges
- C. Judicial findings and conclusions
- D. Effect; claim and issue preclusion

#### VII. Appealability & review

- A. Availability of interlocutory review
- Final judgment rule
- C. Scope of review for judge and jury

#### Contracts

#### Formation of Contracts

- A. Mutual assent (including offer and acceptance, and unilateral, bilateral, and implied-in-fact contracts)
- B. Indefiniteness and absence of terms
- C. Consideration (bargained-for exchange)
- D. Obligations enforceable without a bargained-for exchange (including reliance and restitution)
- E. Modification of contracts

#### Defenses to enforceability

- A. Incapacity to contract
- B. Duress and undue influence
- C. Mistake and misunderstanding
- D. Fraud, misrepresentation, and nondisclosure
- E. Illegality, unconscionability, and public policy
- F. Statute of frauds

#### III. Contract content & meaning

- A. Parol evidence
- B. Interpretation
- C. Omitted and applied terms

#### IV. Performance, breach, & discharge

- A. Conditions (express and constructive)
- B. Excuse of conditions
- C. Breach (including material and partial breach, and anticipatory repudiation)
- D. Obligations of good faith and fair dealing
- E. Express and implied warranties in sale-of-goods contracts
- F. Other performance matters (including cure, identification, notice, and risk of loss)
- G. Impossibility, impracticability, and frustration of purpose
- H. Discharge of duties (including accord and satisfaction, substituted contract, novation, rescission, and release)

#### V. Remedies

- A. Expectation interest (including direct, incidental, and consequential damages)
- B. Causation, certainty, and foreseeability
- C. Liquidated damages and penalties, and limitation of remedies
- D. Avoidable consequences and mitigation of damages
- E. Rescission and reformation
- F. Specific performance and injunction
- G. Reliance and restitution interests
- H. Remedial rights of breaching parties

#### VI. Third-party rights

- A. Third-party beneficiaries
- B. Assignment of rights and delegation of duties

#### Nature of judicial review

- A. Organization and relationship of state and federal courts in a federal system
- **B.** Jurisdiction
  - 1. Congressional power to define and limit
  - 2. The Eleventh Amendment and state sovereign immunity
- C. Judicial review in operation
  - 1. The "case or controversy" requirement, including the prohibition on advisory opinions, standing, ripeness, and mootness
  - 2. The "adequate and independent state ground"
  - 3. Political questions and justiciability

#### II. The separation of powers

- A. The powers of Congress
  - 1. Commerce, taxing, and spending powers
  - 2. War, defense, and foreign affairs powers
  - 3. Power to enforce the 13th, 14th, and 15th Amendments
  - 4. Other powers
- B. The powers of the president
  - 1. As chief executive, including the "take care" clause
  - 2. As commander in chief
  - 3. Treaty and foreign affairs powers
  - 4. Appointment and removal of officials
- C. Federal interbranch relationships
  - 1. Congressional limits on the executive
  - 2. The presentment requirement and the president's power to veto or to withhold action
  - 3. Nondelegation doctrine
  - 4. Executive, legislative, and judicial immunities

#### III. The relation of nation and states in a federal system

- A. Intergovernmental immunities
  - 1. Federal immunity from state law
  - 2. State immunity from federal law, including the 10th Amendment
- B. Federalism-based limits on state authority
  - 1. Negative implications of the commerce clause
  - 2. Supremacy clause and preemption
  - 3. Authorization of otherwise invalid state action

#### **Constitutional Law**

#### IV. Individual rights

- A. State action
- B. Due process
  - 1. Substantive due process
    - a. Fundamental rights
    - b. Other rights and interests
  - 2. Procedural due process
- C. Equal protection
  - 1. Fundamental rights
  - 2. Classifications subject to heightened scrutiny
  - 3. Rational basis review
- D. Takings
- E. Other protections, including the privileges and immunities clauses, the contracts clause, unconstitutional conditions, bills of attainder, and ex post facto laws
- F. First Amendment freedoms
  - 1. Freedom of religion and separation of church and state
    - a. Free exercise
    - b. Establishment
  - 2. Freedom of expression
    - a. Content-based regulation of protected expression
    - b. Content-neutral regulation of protected expression
    - c. Regulation of unprotected expression
    - d. Regulation of commercial speech
    - e. Regulation of, or impositions upon, public school students, public employment, licenses, or benefits based upon exercise of expressive or associational rights
    - f. Regulation of expressive conduct
    - g. Prior restraint, vagueness, and overbreadth
  - 3. Freedom of the press
  - 4. Freedom of association

#### I. Homicide

- A. Intended killings
  - 1. Premeditation, deliberation
  - 2. Provocation
- B. Unintended killings
  - 1. Intent to injure
  - 2. Reckless and negligent killings
  - 3. Felony murder
  - 4. Misdemeanor manslaughter

#### II. Other Crimes

- A. Theft and receiving stolen goods
- B. Robbery
- C. Burglary
- D. Assault and battery
- E. Rape; statutory rape
- F. Kidnapping
- G. Arson
- H. Possession offenses

#### III. Inchoate crimes; parties

- A. Inchoate offenses
  - 1. Attempts
  - 2. Conspiracy
  - 3. Solicitation
- B. Parties to crime

#### IV. General principles

- A. Intended killings
- B. State of mind
  - 1. Required mental state
  - 2. Strict liability
  - 3. Mistake of fact or law
- C. Responsibility
  - 1. Mental disorder
  - 2. Intoxication
- D. Causation
- E. Justification and excuse
- F. Jurisdiction

#### V. Constitutional protection of accused persons

- A. Arrest, search and seizure
- B. Confessions and privilege against self-incrimination
- C. Lineups and other forms of identification
- D. Right to counsel
- E. Fair trial and guilty pleas
- F. Double jeopardy
- G. Cruel and unusual punishment
- H. Burdens of proof and persuasion
- I. Appeal and error

Criminal Law & Procedure

#### Presentation of Evidence

- A. Introduction of evidence
  - 1. Requirement of personal knowledge
  - 2. Refreshing recollection
  - 3. Objections and offers of proof
  - 4. Lay opinions
  - 5. Competency of witnesses
  - 6. Judicial notice
  - 7. Roles of judge and jury
  - 8. Limited admissibility
- B. Presumptions
- C. Mode and order
  - 1. Control by court
  - 2. Scope of examination
  - 3. Form of questions
  - 4. Exclusion of witnesses
- D. Impeachment, contradiction, and rehabilitation
  - 1. Inconsistent statements and conduct
  - Bias and interest
  - 3. Conviction of crime
  - 4. Specific instances of conduct
  - 5. Character for truthfulness
  - 6. Ability to observe, remember, or relate accurately
  - 7. Impeachment of hearsay declarants
  - 8. Rehabilitation of impeached witnesses
  - 9. Contradiction
- E. Proceedings to which evidence rules apply

# II. Relevancy and reasons for excluding relevant evidence

- A. Probative value
  - 1. Relevancy
  - 2. Exclusion for unfair prejudice, confusion, or waste of time
- B. Authentication and identification
- C. Character and related concepts
  - 1. Admissibility of character
  - 2. Methods of proving character
  - 3. Habit and routine practice
  - 4. Other crimes, acts, transactions, and events
  - 5. Prior sexual misconduct of a defendant
- D. Expert testimony
  - 1. Qualifications of witnesses
  - 2. Bases of testimony
  - 3. Ultimate issue rule
  - 4. Reliability and relevancy
  - 5. Proper subject matter for expert testimony
- E. Real, demonstrative, and experimental evidence

# III. Privileges and other policy exclusions

- A. Spousal immunity and marital communications
- B. Attorney-client and work product
- C. Physician/psychotherapist-patient
- D. Other privileges
- E. Insurance coverage
- F. Remedial measures
- G. Compromise, payment of medical expenses, and plea negotiations
- H. Past sexual conduct of a victim

# IV. Writings, recordings, and photographs

- A. Requirement of original
- **B. Summaries**
- C. Completeness rule

# V. Hearsay and circumstances of its admissibility

- A. Definition of hearsay
  - 1. What is hearsay
  - 2. Prior statements by witness
  - 3. Statements attributable to party-opponent
  - 4. Multiple hearsay
- B. Present sense impressions and excited utterances
- C. Statements of mental, emotional, or physical condition
- D. Statements for purposes of medical diagnosis and treatment
- E. Past recollection recorded
- F. Business records
- G. Public records and reports
- H. Learned treatises
- I. Former testimony; depositions
- J. Statements against interest
- K. Other exceptions to the hearsay rule
- L. Right to confront witnesses



#### Ownership of real property

- A. Present estates and future interests
  - 1. Present estates
    - a. Fees simple
    - b. Defeasible fees
    - c. Life estates
  - 2. Future interests
    - a. Reversions
    - b. Remainders, vested and contingent
    - c. Executory interests
    - d. Possibilities of reverter, powers of termination
    - e. Rules affecting these interests (including survivorship, class gifts, waste, and cy pres)

#### B. Cotenancy

- Types: tenancy in common and joint tenancy
- 2. Rights and obligations of cotenants
  - a. Partition
  - b. Severance
  - c. Relations among cotenants
- C. Landlord-tenant law
  - 1. Types of tenancies
  - 2. Possession and rent
  - 3. Transfers by landlord or tenant
  - 4. Termination (including surrender, mitigation of damages, anticipatory breach, and security deposits)
  - 5. Habitability and suitability
- D. Special problems
  - 1. Rule against perpetuities: common law rule and statutory reforms
  - 2. Alienability, descendibility, and devisability of present and future interests
  - 3. Fair housing/discrimination
  - 4. Conflicts of law related to disputes involving real property

#### Rights in real property

- A. Restrictive covenants
  - 1. Nature and type
  - 2. Creation
  - 3. Scope
  - 4. Transfer
  - 5. Termination
  - 6. Property owners' associations and common interest ownership communities
- B. Easements, profits, and licenses
  - 1. Nature and type
  - 2. Methods of creation
    - a. Express
    - b. Implied
    - c. Prescription
  - 3. Scope and apportionment
  - 4. Transfer
  - 5. Termination
- C. Fixtures
  - D. Zoning (fundamentals other than regulatory taking)
    - 1. Zoning Laws
    - 2. Protection of pre-existing property rights
    - 3. Rezoning and other zoning changes

#### III. Real estate contracts

- A. Real estate brokerage
- B. Creation and construction
  - 1. Statute of frauds and exceptions
  - 2. Essential terms
  - 3. Time for performance
  - 4. Remedies for breach
- C. Marketability of title
- D. Equitable conversion (including risk of loss)
- E. Options and rights of first refusal
- F. Fitness and suitability
- G. Merger

#### IV. Mortgages/security devices

- A. Types of security devices
  - Mortgages (including deeds of trust)
    - a. In general
    - b. Purchase money mortgages
    - c. Future advance mortgages
  - 2. Installment land contracts
  - 3. Absolute deeds as security
- B. Security relationships
  - 1. Necessity and nature of obligation
  - 2. Mortgage theories: title, lien, and intermediate
  - 3. Rights and duties prior to foreclosure
  - 4. Right to redeem and clogging the equity of redemption
- C. Transfers
  - 1. By mortgagor
    - a. Assumption and transfer subject to
    - b. Rights and obligations
    - c. Application of subrogation and suretyship principles
    - d. Restrictions on transfer (including due-on-sale clauses)
  - 2. By mortgagee
- D. Discharge of the mortgage
  - 1. Payment (including prepayment)
  - 2. Deed in lieu of foreclosure
- E. Foreclosure
  - 1. Types
  - 2. Acceleration
  - 3. Parties to the proceeding
  - 4. Deficiency and surplus
  - 5. Redemption after foreclosure

#### /. Titles

- A. Adverse possession
- B. Transfer by deed
  - 1. Requirements for deed
  - 2. Types of deeds (including covenants for title)
  - 3. Drafting, review, and negotiation of closing documents
  - 4. Persons authorized to execute documents
- C. Transfer by operation of law and by will
  - 1. In general
  - 2. Ademption
  - 3. Exoneration
  - 4. Lapse
- D. Title assurance systems
  - 1. Recording acts
    - a. Types
    - b. Indexes
    - c. Chain of title
    - d. Hidden risks (e.g., undelivered or forged deed)
  - 2. Title insurance
- E. Special problems (including estoppel by deed and judgment and tax liens)

## **Real Property**