

UNIT 2

1.	1. yes 2. real property and personal property 3. they are similar, however, not synonyms, i.e. title means such rights which embody the control and the right of disposition over the property, while ownership means the state or fact of being the owner 4. they are entitled to possess, sell, encumber, use, utilize, lease and also to collect the proceeds of the property 5. they shall bear all risks, costs and expenses and also damages related to the property 6. ownership embodies the exclusive right and control over the property with title, while possession only entails the physical holding of a thing with or without title 7. through transfer of title, by decision of an authority, via public auction, by adverse possession or by taking into possession a thing on which nobody has title 8. right to use property, usufruct, easement
2.	1. d 2. f 3. h 4. b 5. a 6. g 7. e 8. c 9. j 10. i
3.	owner, possessor, lessor/lessee, seller, holder of usufruct, obligee/obligor, holder, acquirer
4.	1. possession 2. ownership 3. possession ... ownership 4. title and possession 5. lease ... property 6. easement
5.	concurrent estate/co-tenancy – közös tulajdon összefoglaló neve, mint kategória elnevezése, joint tenancy – osztatlan közös tulajdon, co-ownership – közös tulajdon
6.	1. to 2 by 3. for 4. by 5. without 6. under 7. over 8. on 9. to 10. in
8.	Lásd 10. feladat megoldásai
9.	1. T 2. T 3. F 4. F 5. F (it is not only for commercial purposes, it can be for residential purposes as well) 6. F 7. F 8. T
10.	own – have – having exclusive right and control over a property possess – have – having something physically with or without owning it necessarily encumber – burden – legal or financial obligations e.g. lien, mortgage on real property, a floating or a fixed charge on movable assets use – use – Ø utilize – use – implying that that the person using the thing would also like to turn it into a profitable or practical property lease – let (out) – e.g. for residential or commercial purposes
10.	collect the proceeds of – getting money from other individuals or companies for the use of one's property – Ø bear all risks (costs, expenses) – undertaking liability for those incurred damages and costs for which no third party can be made accountable – Ø
11.	1. a 2. d 3. c 4. b
13.	Surveys – Land Inspections is situated – can be found subsisting – existing particulars – details figures – numbers purporting – aiming execution – signing encumbrances – burdens authenticity – validity priority – order of importance
14.	1. e 2. c 3. a 4. b 5. d
15.	Heading: To: Dukán Mária ... Subject Line: Subject: The Jánosi case Context: Dear Gergely, ... Main message: Our client and her husband ... Action clause: The trial is due to begin ...

16. To: Mária Dukán
From: John Slater
Date: May 16, 2015
Subject: The János case

Dear Mária,

As I am going on a three-week holiday in two days' time, I will not be able to represent our client, Izabella Jánosiné Kapnek before the court on May 24. Mr Kapás, head of the Real Estate Department, informed me that you were assigned to take on the case. As such, let me brief you on the main elements of the case at issue, then on what has happened so far.

Our client and her husband, Tamás János, purchased a lot for HUF 20 million and built a house thereon in 2004 for HUF 32 million—HUF 52 million altogether, each contributing HUF 26 million. They divorced in 2012, however, no court decision was rendered on the division of their assets, including the house. They agreed, nonetheless, that our client would stay in the house and purchase her ex-husband's interest in the house.

Firstly, an appraiser was engaged to estimate the value of the house. He estimated that the house was worth HUF 40 million, which is HUF 12 million less than the original value of the house in 2004. He attributed this fact to the worldwide financial crisis and the recession in the housing market.

In accordance with the estimated price determined in the appraisal, Mr János offered HUF 20 million to his ex-wife for her share. Our client rejected the offer referring to the fact she would get HUF 6 million less than the value of the property in 2004, suffering financial losses as a consequence. In addition, she also pointed out that the recent downturn in the real estate market is only temporary, therefore she and her ex-husband should wait until prices begin to rise.

In his response, Mr János disagreed and emphasized that further delay is futile and counterproductive. He brought a lawsuit against our client on February 21 seeking the court to order a partition by sale in which the house would be sold through forced sale of the property and the proceeds be distributed to the him and his ex-wife.

In the past couple of months we have been involved in negotiations with Mr János; although to no avail. He clearly and unambiguously expressed his utter contempt for his ex-wife and said that it is the court's duty now to decide on their legal dispute.

Please find attached a copy of his petition, our answer, and the full correspondence between me and his legal representative.

The trial is due to begin at 10 a.m. in Fővárosi Törvényszék (the Metropolitan Court of Budapest), floor 3, room 316. I suggest meeting our client about half an hour before the trial begins and go over the facts and claims.

Should you have any questions about the case, just drop me a line.

Thank you once again for taking care of this matter.

Regards,

John