



South Carolina Bar

Continuing Legal Education Division

2024 SC BAR CONVENTION

Real Estate Practice Section

“Staying Competitive and Protecting
Your Practice in a Difficult Real Estate
Market”

Saturday, January 20

SC Supreme Court Commission on CLE Course No. 240031

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State Law Incentives and ATI Transactions
(What You Need to Know to Stay Competitive)

Steve M. Querin
Daniel Craig

No Materials Available



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**Generative AI - How Does It Affect My
Practice/UPL Issues**

Jason Nadeau

Artificial Intelligence

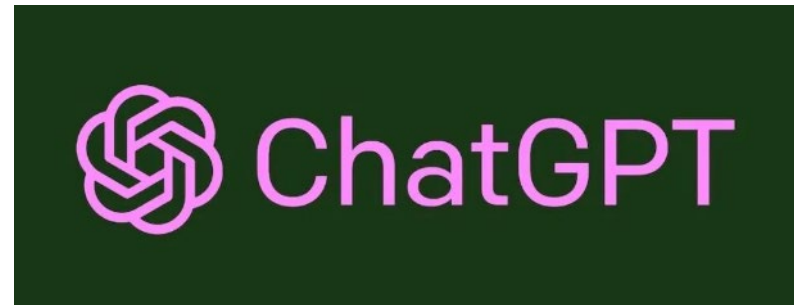
The Latest and Greatest



Generative AI is here!

What's all the fuss about?


Bard



And more...

What is Generative AI?

Traditional AI



- Trained on a smaller, specific set of data to return a result selected from a preset list of responses
- Example: Customer Service Chatbot

Generative AI



- Trained on HUGE amounts of general data
- Capable of generating creative responses that were not pre-approved or developed by the company

How Traditional AI Works: Supervised Training

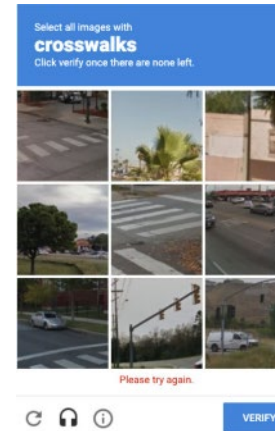
Trained on lots of PDF Closing disclosures

Unknown Document

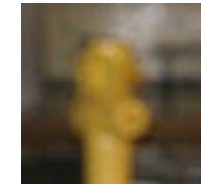


Closing Disclosure
– Wells Fargo

Trained by lots of Captcha users

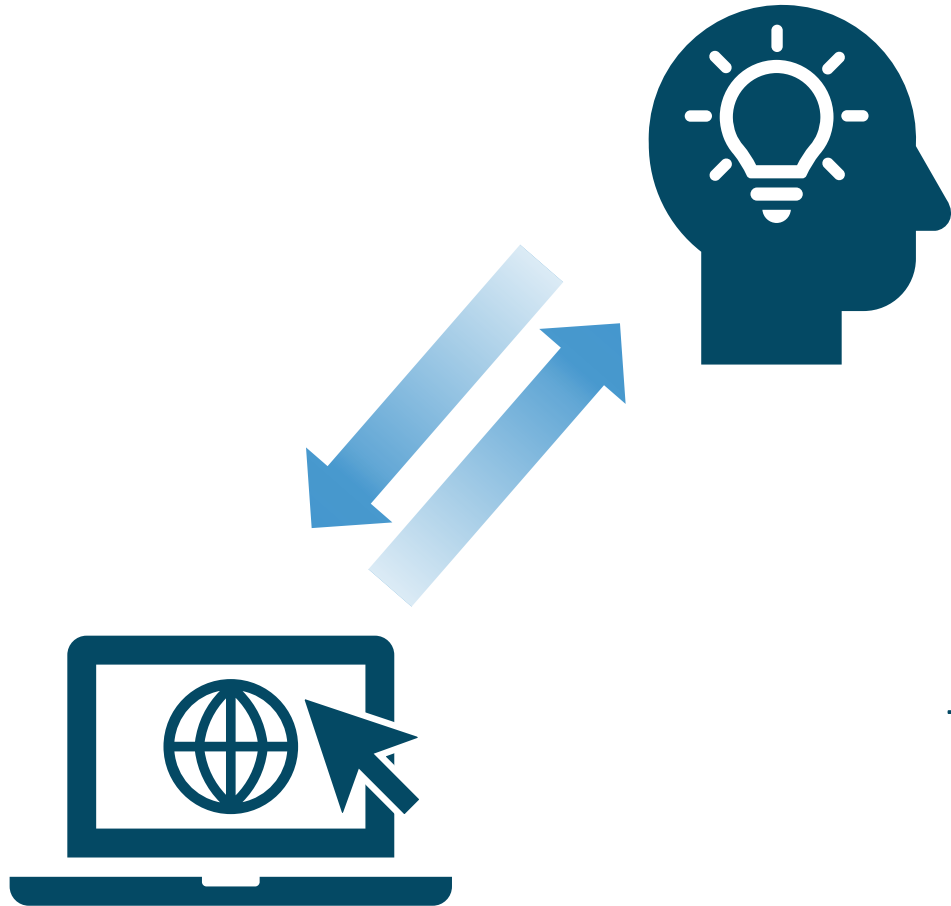


Unknown Road Hazard



Fire hydrant

What is Generative AI?



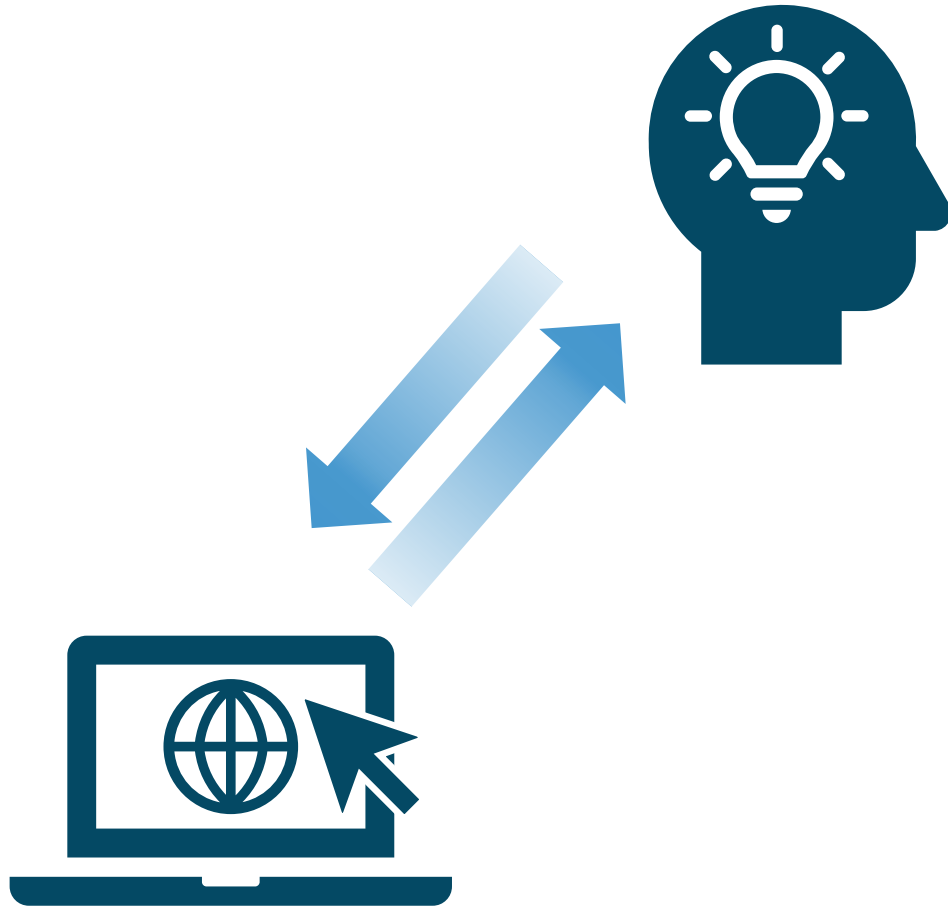
She had ants in her _____.

- pants
- yard

Time flies when you are having _____.

- Fun
- Ice Cream

What is Generative AI?



She could barely sit still in the classroom, the teacher thought that surely, she had ants in her _____.

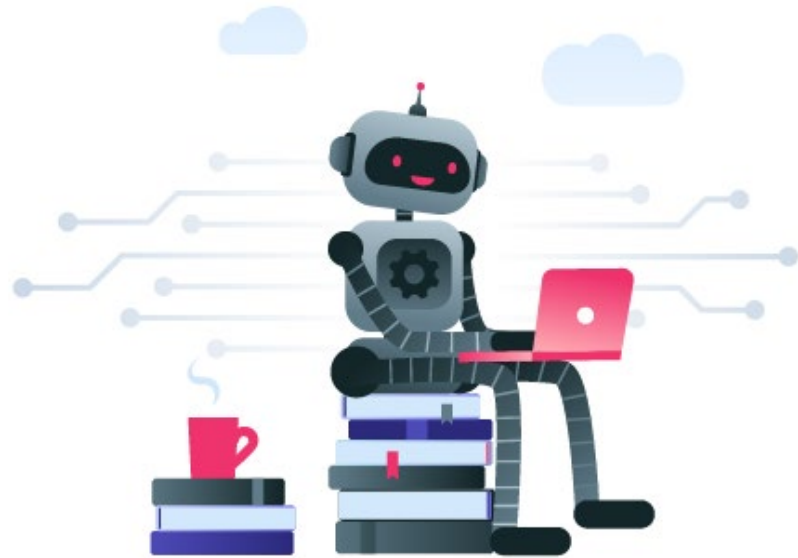
- pants
- yard

We were having such a good time at the park, we got home later than we planned because, time flies when you are having _____.

- Fun
- Ice Cream

What can Generative AI do?

It can write a poem about Title Insurance...



Title insurance, a safeguard for the deed,
A protector of property, its worth and need.
It ensures the chain of title is clear and clean,
So a buyer's investment remains serene.

For centuries, land ownership's been at stake,
Fraudulent claims could cause a legal quake.
But title insurance brings a sense of ease,
A layer of protection that helps to please.

A title search is done before the sale,
To check for liens, judgments, and a trail
Of previous owners, all legal and sound,
So when the buyer takes over, they're well-bound.

Title insurance is a wise investment,
It covers the unknown, any entanglement.
It shields the owner from a costly fight,
Protects the property with all its might.

So when you buy a home or land,
Consider title insurance, a helping hand.
It'll give you peace of mind and more,
A secure future, forevermore.

What else?

It can write an open house announcement...

Welcome to your new home at XXX E XXth Street! This beautiful property is located in the heart of Savannah's historic district, just a short distance from Forsyth Park and some of the city's most popular restaurants, shops, and attractions.

Originally built in 1900, this stunning home has been lovingly maintained and thoughtfully updated over the years. The first floor features an open living and dining area, with gleaming hardwood floors and plenty of natural light. The spacious kitchen has been fully renovated and includes granite countertops, stainless steel appliances, and a large island for meal prep and casual dining. There's also a cozy den on this level, perfect for relaxing with a book or enjoying movie night with loved ones.

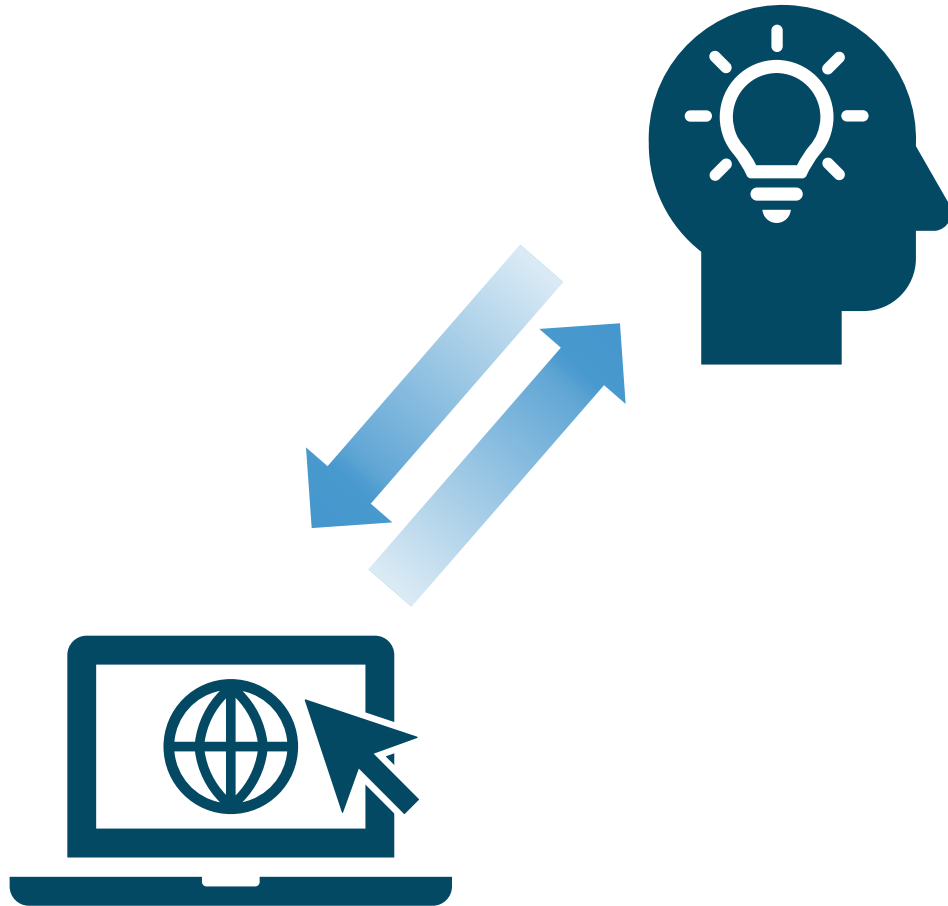
Upstairs, you'll find three bedrooms and one full bathroom, including a luxurious master suite with a large walk-in closet and a private balcony overlooking the street. The additional bedrooms are generously sized and share a well-appointed hall bathroom. The home also boasts plenty of storage space, including a full basement that can be used for additional living space or storage.

Outside, you'll love the charming front porch, perfect for enjoying a morning cup of coffee or watching the world go by. The beautifully landscaped yard features mature trees and plantings, and there's also a detached garage with one parking space, as well as additional space for storage.

Additional features of this exceptional home include updated electrical and plumbing systems, a new roof in 2016, and a new HVAC system in 2018.

Don't miss your chance to own this stunning property in one of Savannah's most desirable neighborhoods. Contact us today to schedule a tour!

What is Generative AI?



Upstairs you will find _____.

- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms
- Cockroaches

Upstairs, you'll find three bedrooms and one full bathroom, including a _____ master suite.

- luxurious
- awful
- hideous
- tiny

What can Generative AI do that is helpful?



In the future, once perfected, these tools...

- may help create well-written content (emails, letters, etc.).
- may be helpful for customers who are not strong in writing or proper grammar usage.
- may help people who struggle to write clever emails, marketing flyers, etc.
- may help generate creative ways to phrase things for any written materials.
- may provide very realistic chatbot customer service tools.

Current Risks of Generative AI

- Responses are often inaccurate, untruthful, or unreliable.
- Responses may be harmful, biased, or violate copyrights.
- Responses may not comply with relevant laws and regulations.
- Some AI tools learn from the questions and answers, creating private & confidential data risks.
- Lack of data segregation, security controls, SLA, authentication, and other enterprise-level features.
- Open-source tuning or micro-tuning could create security or ingress blind spots.
- AI tools are not well protected against viruses.
- Other data privacy and associated regulatory concerns

Recommendations



- Carefully review any new AI tool before use. (Fraudsters, Viruses, Hackers, etc.)
- Any information typed into a new AI chatbot should be considered as being shared with the entire internet. Never share any confidential data.
- Carefully review and verify all content provided using an independent source for accuracy and should not be relied upon.
- Any content intended to be used publicly should be checked for copyright infringement before use.
- The content from these tools is based upon the sites it used for training. Expect that these AI tools will provide results that are offensive, unethical, or illegal.

Thank you





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Back-Up Plan for a Cyber-Attack (Do You Have One?)

Speaker TBD

No Materials Available



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Case Law/Legislative Update

Harrison Rushton

No Materials Available