



Course Syllabus
Law of Contracts RELE
1211 – 002

**Semester with Course
Reference Number**

Summer
2018
CRN 73319

**Instructor contact
information.**

Steven O'Brien
steven.obrien@hccs.edu

**information (e-mail
address)**

West Loop Campus C154 Monday July 9th from 6:30PM -9:20Pm.

**Office Location and
Hours**

By appointment made with Instructor using HCC e-mail.

Last Day to Withdraw

July 30th at noon

Course Location/Times

Course Semester Credit

Credit Hours: 2

Hours (SCH) (lecture,

Lecture Hours: 2

lab) If applicable

Laboratory Hours:

External Hours:

Total Course Contact Hours 32.00

Course Length (number of weeks) 5

Type of Instruction Lecture and classroom discussion

Course Description: Elements of a contract, offer and acceptance, statute of frauds, specific performance, statute of limitations and remedies for breach, unauthorized practice of law, commission rules relating to use of adopted forms, and owner disclosure requirements

Course Prerequisite(s) **FREQUENT REQUISITES**

- MATH 0306 (Basic Math Pre-Algebra)
- GUST 0342 (9th -11th Grade Reading) □ ENGL 0300 or 0347

Academic Discipline/CTE Program Learning Outcomes

1. Explain the Articles of the Texas Real Estate Commission's "Canons of Professional Ethics".
2. Analyze the disclosure requirements in various real estate situations.
3. Describe the real estate sales/transaction process.
4. Develop a working knowledge of the law of contracts.

Course Student Learning Outcomes (SLO): 1 to 4

1. State what constitutes competent parties
2. Explain the elements of a valid contract.
3. Explain the statute of frauds, statute of limitations and breach of contract.
4. Complete a real estate sales contract and required addenda.

Learning Objectives (Numbering system should be linked to SLO - e.g., 1.1, 1.2, 1.3, etc.)

State what constitutes competent parties

1. Compose a brief written description of the elements of competent parties. **Explain the elements of a valid contract.**

Explain the statute of frauds, statute of limitations and breach of contract.

1. Evaluate a real estate sales contract to see if the elements of a valid contract are present.

Explain the statute of frauds, statute of limitations and breach of contract.

1. Evaluate a real estate negotiation to determine if there is a breach of contract or a violation of the statute of frauds and if the statute of limitations applies.

Explain the remedies for breach of contract.

1. Evaluate the different choices one has for breach of contract **Explain the handling of earnest money deposits.**

1. Evaluate State and Federal laws pertaining to earnest money deposits.

SCANS and/or Core Curriculum Competencies: If applicable

SCANS

State what constitutes competent parties

Workplace Competencies - Interpersonal -Negotiates to Arrive at a Decision **Explain the elements of a valid contract.**

Workplace Competencies - Interpersonal -Serves Clients/Customers **Explain the statute of frauds and breach of contract.**

Foundation Skills - Thinking -Reasoning

Complete a real estate sales contract and required addenda. Workplace Competencies - Systems -Understands Systems

Instructional Methods **Lecture**

Study Schedule **Start off right by reading the Syllabus and complete the Syllabus Quiz!**

It is a great idea for you to write down questions that you have, so you will remember to bring them up in class!

First week: Read everything under First Week Parts 1, 2 & 3.
Contract Rules of Construction
Understanding Contracts and Addendum
Review a Residential Resale Contract
Use your Textbook to look up what you do not understand.
Take the First Quiz.

Second week: Read everything under Second Week Parts 1 & 2.
Deceptive Trade Practices Act
Review a NEW Home Contract
Use your Textbook as a guide.
Take the Second Quiz.

Third week: Read your online notes.
Leasehold Estates.
Use your Textbook as a guide.

COMPLETE The MIDTERM EXAM!

Divorce, Probate & Bankruptcy
Foreclosure
Short Sale
Commercial Contracts

Forth week: Closings & Closing Disclosure Statement
Review your online notes, Quizzes and Midterm to help prepare for your Final Examination.

Student Assignments

State what constitutes competent parties No assignments selected for this outcome
Explain the elements of a valid contract.

No assignments selected for this outcome

Explain the statute of frauds and breach of contract.

No assignments selected for this outcome

Student Assessments

State what constitutes competent parties

In-class discussions

Quizzes/Tests which may include: definitions, multiple choice, true/false, short answer, brief essay

Explain the elements of a valid contract.

Quizzes/Tests which may include: definitions, multiple choice, true/false, short answer, brief essay

Group and/or individual projects

Explain the statute of frauds and breach of contract.

In-class discussions

Quizzes/Tests which may include: definitions, multiple choice, true/false, short answer, brief essay

Explain

In-class discussions

Quizzes/Tests which may include: definitions, multiple choice, true/false, short answer, brief essay

Group and/or individual projects

Instructor's Requirements

Attend all classes. Complete all assignments, online Quizzes, Midterm and Final Exam.

Students must attend all classes and earn a passing grade on the Final Exam.

Program/Discipline Requirements: Students must complete all online assignments timely. It is important to check "news forum" for additional assignments that may be added to the applicable course.

Testing Environment

The Texas Real Estate Commission requires proctored final exams. Students will not be allowed to use any electronic devices including cell phones during the final exam. All devices must be put away. If you are taking a course which includes math, bring a simple 4function calculator; you will not be allowed to access a calculator on any other device. Once you open the exam you must complete it without leaving the testing room. Restrooms are available directly across from our testing room, and you may visit them before you enter the room to open your exam.

HCC Grading Scale:

A = 100- 90	4 points per semester hour
B = 89 - 80:	3 points per semester hour
C = 79 - 70:	2 points per semester hour
D = 69 - 60:	1 point per semester hour
59 and below = F	0 points per semester hour
FX (Failure due to non-attendance)	0 points per semester hour
IP (In Progress)	0 points per semester hour

W (Withdrawn) 0 points per semester hour
I (Incomplete) 0 points per semester hour

AUD (Audit) 0 points per semester hour

IP (In Progress) is given only in certain developmental courses. The student must reenroll to receive credit. COM (Completed) is given in non-credit and continuing education courses.

FINAL GRADE OF FX: Students who stop attending class and do not withdraw themselves prior to the withdrawal deadline may either be dropped by their professor for excessive absences or be assigned the final grade of "FX" at the end of the semester. Students who stop attending classes will receive a grade of "FX", compared to an earned grade of "F" which is due to poor performance. Logging into a DE course without active participation is seen as non-attending. Please note that HCC will not disperse financial aid funding for students who have never attended class.

Students who receive financial aid but fail to attend class will be reported to the Department of Education and may have to pay back their aid. A grade of "FX" is treated exactly the same as a grade of "F" in terms of GPA, probation, suspension, and satisfactory academic progress.

To compute grade point average (GPA), divide the total grade points by the total number of semester hours attempted. The grades "IP," "COM" and "I" do not affect GPA.

Health Sciences Programs Grading Scales may differ from the approved HCC Grading Scale. For Health Sciences Programs Grading Scales, see the "Program Discipline Requirements" section of the Program's syllabi.

Instructor Grading Criteria

10% attendance and active participation, 30% online quizzes, 30% Midterm Exam and 30% Final Exam. Student must pass the Final Exam in order to pass the course.

Instructional Materials

Texas Real Estate **Contract Law** – Law by Jim Wiedemer

HCC Policy Statement:

Access Student Services Policies on their Web site:

<http://hccs.edu/student-rights>

EGLS3 -- Evaluation for Greater Learning Student Survey System

At Houston Community College, professors believe that thoughtful student feedback is necessary to improve teaching and learning. During a designated time near the end of the term, you will be asked to answer a short online survey of research-based questions related to instruction. The anonymous results of the survey will be made available to your professors and department chairs for continual improvement of instruction. Look for the survey as part of the Houston Community College Student System online near the end of the term.

Distance Education and/or Continuing Education Policies

Access DE Policies on their Web site: Access CE Policies on their Web site:

**Title IX of the
Educational
Amendments Act
Of 1972**

Counselors for assistance.

It is important that every student understands and conforms to respectful behavior while at HCC. Sexual misconduct is not condoned and will be addressed promptly. Know your rights and how to avoid these difficult situations.

Log in to www.edurisksolutions.org. Sign in using your HCC student email account, then go to the button at the top right that says Login and enter your student number.

[http://de.hccs.edu/Distance
_Ed/DE_Home/faculty_reso
urces/PDFs/DE_Syllabus.p
df](http://de.hccs.edu/Distance_Ed/DE_Home/faculty_resources/PDFs/DE_Syllabus.pdf)

[http://hccs.edu/CE-student-
guidelines](http://hccs.edu/CE-student-guidelines)

Title IX requires that institutions have policies and procedures that protect students' rights with regard to sex/gender discrimination. Information regarding these rights are on the HCC website under Students-Antidiscrimination. Students who are pregnant and require accommodations should contact any of the ADA