

# Law of Contracts (RELE 1311 2A1)

## CREDIT

3 Semester Credit Hours (3 hours lecture, 0 hours lab)

## MODE OF INSTRUCTION

Online

## PREREQUISITE/CO-REQUISITE:

None

## COURSE DESCRIPTION

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

## COURSE OBJECTIVES

Upon completion of this course, the student will be able to

- Discuss the elements of a contract;
- Differentiate the legal effects of a contract;
- Describe the statute of frauds;
- Explain specific performance and remedies for breach;
- Identify practices that would constitute unauthorized practice of law;
- Examine the owner disclosure requirements.

## INSTRUCTOR CONTACT INFORMATION

Instructor: Stephen Hudnall

Email: sahudnall@lit.edu

Office Phone: (409)247-4941

Office Location: TC 226

Office Hours: See Starfish

## REQUIRED TEXTBOOK AND MATERIALS

*The textbook is not recommended. This is required and failure to acquire the book will be detrimental to your success in the course.*

Texas Law of Contracts 3<sup>rd</sup> Edition

ISBN: 978-1-4754-4672-2

Approved: SH/1-16-2025



**LAMAR INSTITUTE  
OF TECHNOLOGY**

## PARTICIPATION POLICY

**This is an 8-week online course.** Students are expected to log in to Blackboard two to three times per week and complete all coursework.

## DROP POLICY

If you wish to drop a course, you are responsible for initiating and completing the drop process. If you stop coming to class and fail to drop the course, you will earn an “F” in the course. Fall 2025 final drop date is September 9, 2025 without academic penalty. No exceptions to these dates. ***If you are not passing at the time of the final drop date, I recommend that you drop the class and take it again at a later date.***

## COURSE CALENDAR

DATE	TOPIC	READINGS (Due on this Date)	ASSIGNMENTS (Due on this Date)
Week 1	Texas Contract Law; Basics of Real Estate Law	Chapters 1 & 2	Chapter One Quiz Chapter 2A & 2B Quiz 8/31/2025
Week 2	Introduction to Contracts	Chapter 3	Chapter 3 Quiz Exam 1 9/7/2025
Week 3	Ownership Rights and Limitations; Contracts Used in Real Estate	Chapter 4-5	Deed Restrictions and Easements Discussion 9/14/2025
Week4	The Sales Contract	Chapter 6	Chapter 6 Quiz Mid-Term 9/21/2025
Week 5	Contingencies, Addenda, & Amendments; Financing Real Estate	Chapters 7 & 8	Chapter 7 & 8 Quiz 9/28/2025
Week 6	Conveyance of title	Chapter 9	Chapter 9 Quiz Adverse Possession Discussion Exam 3 10/5/2025
Week 7	Transaction Process and Closing	Chapter 10	Settlement Discussion Chapter 10 Quiz 10/12/2025
Week 8	Common Contract Mistakes	Chapter 11	Final Project Final Exam 10/16/2025

## **COURSE EVALUATION**

Final grades will be calculated according to the following criteria:

Participation	20%
Exam 1	15%
Exam 2	15%
Exam 3	15%
Final Exam	20%
Final Project	15%
<b>Total:</b>	<b>100%</b>

## **GRADE SCALE**

- 90-100 A
- 80-89 B
- 70-79 C
- 60-69 D\*
- 0-59 F\*

\*Indicates a failing grade

## **TECHNICAL REQUIREMENTS**

The latest technical requirements, including hardware, compatible browsers, operating systems, etc. can be online at <https://lit.edu/online-learning/online-learning-minimum-computer-requirements>. A functional broadband internet connection, such as DSL, cable, or WiFi is necessary to maximize the use of online technology and resources.

## **DISABILITIES STATEMENT**

The Americans with Disabilities Act of 1990 and Section 504 of the Rehabilitation Act of 1973 are federal anti-discrimination statutes that provide comprehensive civil rights for persons with disabilities. LIT provides reasonable accommodations as defined in the Rehabilitation Act of 1973, Section 504 and the Americans with Disabilities Act of 1990, to students with a diagnosed disability. The Special Populations Office is located in the Eagles' Nest Room 129 and helps foster a supportive and inclusive educational environment by maintaining partnerships with faculty and staff, as well as promoting awareness among all members of the Lamar Institute of Technology community. If you believe you have a disability requiring an accommodation, please contact the Special Populations Coordinator at (409)-951-5708 or email [specialpopulations@lit.edu](mailto:specialpopulations@lit.edu). You may also visit the online resource at [Special Populations - Lamar Institute of Technology \(lit.edu\)](#).

## **LATE WORK POLICY**

There are due dates in Blackboard as well as in the syllabus. Students should adhere to due dates. Course work that is turned in after the due date will be subject to a 10% penalty in points.

## STUDENT CODE OF CONDUCT STATEMENT

It is the responsibility of all registered Lamar Institute of Technology students to access, read, understand and abide by all published policies, regulations, and procedures listed in the *LIT Catalog and Student Handbook*. The *LIT Catalog and Student Handbook* may be accessed at [www.lit.edu](http://www.lit.edu). Please note that the online version of the *LIT Catalog and Student Handbook* supersedes all other versions of the same document.

## ARTIFICIAL INTELLIGENCE STATEMENT

Lamar Institute of Technology (LIT) recognizes the recent advances in Artificial Intelligence (AI), such as ChatGPT, have changed the landscape of many career disciplines and will impact many students in and out of the classroom. To prepare students for their selected careers, LIT desires to guide students in the ethical use of these technologies and incorporate AI into classroom instruction and assignments appropriately. Appropriate use of these technologies is at the discretion of the instructor. Students are reminded that all submitted work must be their own original work unless otherwise specified. Students should contact their instructor with any questions as to the acceptable use of AI/ChatGPT in their courses

## STARFISH

LIT utilizes an early alert system called Starfish. Throughout the semester, you may receive emails from Starfish regarding your course grades, attendance, or academic performance. Faculty members record student attendance, raise flags and kudos to express concern or give praise, and you can make an appointment with faculty and staff all through the Starfish home page. You can also login to Blackboard or MyLIT and click on the Starfish link to view academic alerts and detailed information. It is the responsibility of the student to pay attention to these emails and information in Starfish and consider taking the recommended actions. Starfish is used to help you be a successful student at LIT.

## ADDITIONAL COURSE POLICIES/INFORMATION

**This is an 8-week online class.** In order to stay on track, you should complete one unit per week.

You must earn a grade of "C" or better in the recommended program of study. Any Real Estate student who does not must repeat the course.

## Campus Incomplete Grade Policy

Criteria to Award a Grade of Incomplete: The grade of "I" may be awarded to a student IF:

1. The student's work, to date, is passing
2. Participation has been satisfactory through at least 70% of the term
  - a. I.e. you must have completed at least 70% of the course work at the time you request an incomplete
3. An illness or other extenuating circumstance legitimately prevents completion of required work by the published due date
4. Required work may reasonably be completed in an agreed upon time frame