Principles of Real Estate 2(RELE 1338 2A1)

CREDIT

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

MODE OF INSTRUCTION
Online

PREREQUISITE/CO-REQUISITE:
None

COURSE DESCRIPTION
A continuing overview of licensing as a broker or salesperson. Includes ethics of practice as a license holder, titles to and conveyance of real estate, legal descriptions, deeds, encumbrances and liens, distinctions between personal and real property, appraisal, finance and regulations, closing procedures, and real estate mathematics. Covers at least three hours of classroom instruction on federal, state, and local laws relating to housing discrimination, housing credit discrimination, and community reinvestment. Fulfills at least 30 of 60 hours of required instruction for salesperson license.

COURSE OBJECTIVES
Upon completion of this course, the student will be able to
- Define the principles of real estate and how they apply to the real estate industry;
- Outline closing procedures;
- List examples of laws relating to fair housing;
- Describe appraisal, finance and regulations;
- Solve real estate mathematical problems.
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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
Modern Real Estate Practice in Texas 20th Edition

ISBN: 978-1-0788-5214-2

Approved: SH/1/15/2026

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. Spring 2026 final drop date is February 3, 2026 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	Real Estate Mathematics; Real Estate Appraisal	Chapters 13-14	Chapter 13 Quiz Appraisal Discussion (1/25/2026)
Week 2	Real Estate Financing Principles	Chapter 15	Financing Assignment Chapter 15 Quiz Exam 1 (2/1/2026)
Week 3	Control of Land Use; Real Estate Specializations	Chapter 16-17	Chapter 16 Quiz (2/8/2026)
Week 4	Real Estate Investment	Chapter 18	Mid-Term (2/15/2026)
Week 5	Leases	Chapter 19	Property Management Discussion Chapter 19 Quiz (2/22/2026)
Week 6	Property Management	Chapter 20	Exam 3 (3/1/2026)
Week 7	Transfer of Title; Closing the Real Estate Transaction	Chapters 21-22	Adverse Possession Discussion RESPA Discussion (3/15/2026)
Week 8	Review	Review	Final Project Final Exam (3/18/2026)

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%
Total:	**100%**

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

* indicates a failing grade

Technical Requirements
For the latest technical requirements, including hardware, compatible browsers, operating systems, etc., review the Minimum Computer and Equipment Requirements on the LIT Online Experience page. 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. 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. 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.

Mr. Hudnall has a ZERO TOLERANCE policy when it comes to academic dishonesty. The work that you turn in should be your own work and not plagiarized. Anyone caught turning in work that is not their own will be subject to academic disciplinary actions.