



**LAMAR INSTITUTE  
OF TECHNOLOGY**

## Law of Contracts (RELE 1311 2B2)

### INSTRUCTOR CONTACT INFORMATION

Instructor: Stephen Hudnall  
Email: sahudnall@lit.edu  
Office Phone: (409)247-4941  
Office Location: TC 226  
Office Hours: See Blackboard

### 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.

### REQUIRED TEXTBOOK AND MATERIALS

Texas Law of Contracts 2<sup>nd</sup> Edition  
Dearborn Real Estate Education  
ISBN: 978-1-4754-2185-9

### ATTENDANCE POLICY

**This is an 8-week online course.** Students are expected to log in to Blackboard 2 to 3 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 2023 Final drop date is January 31, 2023 without academic penalty. No exceptions to these dates. ***If you are not passing at the time of the first 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 1 Quiz Chapter 2 Quiz Time Share Discussion
Week 2	Contracts Used in Real Estate	Chapter 3 Exam 1 Review	Chapter 3 Quiz Leasehold Discussion Valid Contracts Discussion Exam 1
Week 3	Ownership Rights and Limitations The Sales Contract	Chapter 4-5	Deed Restrictions and Easements Discussion
Week 4	The Sales Contract (continued)	Chapter 5 (continued) Mid-term Review	Chapter 5 Quiz Statute of Frauds Discussion Mid-term
Week 5	Contingencies, Addenda, and Amendments Financing Real Estate	Chapters 6-7	Chapter 7 Quiz
Week 6	Conveyance of Title	Chapter 8 Exam 3 Review	Adverse Possession Discussion Chapter 8 Quiz Exam 3
Week 7	Transaction Process and Closing	Chapter 9	Settlement Discussion Chapter 9 Quiz
Week 8	Common Contract Mistakes	Chapter 15	Final Project Final Exam

## 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

## 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 \(lit.edu\)](#).

## 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.

**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.