

Real Estate Law (RELE 1309 2A3)

CREDIT

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

MODE OF INSTRUCTION

Online

PREREQUISITE/CO-REQUISITE:

None

COURSE DESCRIPTION

Legal concepts of real estate, land description, real property rights, estates in land, contracts, conveyances, encumbrances, foreclosures, recording procedures, and evidence of title.

COURSE OBJECTIVES

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

- Explain the various laws and regulations affecting real estate;
- Describe the functions and purposes of the various types of deeds;
- Outline the foreclosure process in Texas and the rights associated with real estate ownership and the various estates in land;
- List the elements of a valid real estate contract; and discuss the requirements imposed by the Real Estate Settlement Procedure Act (RESPA).

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

Texas Real Estate Law 12th Edition
Mbition Publishing
ISBN:13-978-1-62980-208-4

ATTENDANCE POLICY

Approved: **Initials/date**



**LAMAR INSTITUTE
OF TECHNOLOGY**

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 2023 final drop date is September 5, 2023 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	Introduction to Legal Concepts of Real Estate; Basic Contract Law and Promulgated Contracts; Legal Descriptions	Chapters 1-3	Unit Quiz
Week 2	Real Property Rights and How Ownership is Held; Regulations, Restrictions, and Land Use Controls; Estates in Land— Freehold Estates	Chapters 4-6	Exam 1
Week 3	Estates in Land— Statutory Estates; Voluntary Conveyances; Involuntary Conveyances	Chapters 7-9	Unit Quiz
Week 4	Fixtures and Easements; Real Estate Brokerage	Chapters 10-11	Mid-Term
Week 5	Agency; Liens and Encumbrances	Chapters 12-13	Unit Quiz
Week 6	Mortgages and Foreclosures; Recording Procedures, Constructive Notice, and Acknowledgements; Interest and Finance Charge	Chapters 14-16	Exam 3
Week 7	Title Assurance, Evidence, and Transfer of Title; Closings; Landlord and Tenant Relationships	Chapters 17-19	Unit Quiz

Week 8	Condominiums and Cooperatives; Real Estate Taxation	Chapters 20-21	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. 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. 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.

ADDITIONAL COURSE POLICIES/INFORMATION

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