COURSE NUMBER: RELE 1311  
SECTION: 

COURSE TITLE: LAW OF CONTRACTS  

COURSE DESCRIPTION: 

Elements of a contract, offer and acceptance, the statute of frauds, specific performance and remedies for breach, unauthorized practice of law, commission rules relating to use of adopted forms, owner disclosure requirements. 3 credit hours. (W)  

CREDIT HOURS: 3  LECTURE HOURS: 3  

COLLEGE REPEAT POLICY: A student may repeat this course only once after receiving a grade, including “W”.  

STUDENT LEARNING OUTCOMES: 

After successful completion of this course, the student should be able to:  

1.0 DEMONSTRATE A BASIC WORKING KNOWLEDGE OF REAL ESTATE CONTRACTS.  
1.1 Recognize the elements necessary to create a valid contract.  
1.2 Differentiate between an express and an implied contract.  
1.3 Differentiate between a unilateral and a bilateral contract.  
1.4 Differentiate between an executory and an executed contract.  
1.5 Explain the legal effects of valid, void, voidable and unenforceable contract.  
1.6 Differentiate between assignment and novation.  
1.7 Explain the requirements of the Statute of Frauds.  

2.0 DEMONSTRATE COMPETENCY REGARDING HOW A CONTRACT IS FORMED.  
2.1 Describe the offer/counter-offer and acceptance process.  
2.2 State how and when an offer may be revoked.  
2.2 Describe how a contract is amended.  
2.3 State the purpose of earnest money to the contract  

3.0 DEMONSTRATE A WORKING KNOWLEDGE OF THE PURPOSE AND FUNCTION OF THE BROKER-LAWYER COMMITTEE.
3.1 State the composition of the Broker-Lawyer Committee.
3.2 Differentiate between a TREC promulgated and an approved form.

4.0 DEMONSTRATE A WORKING KNOWLEDGE OF WHAT ACTIONS CONSTITUTE THE UNAUTHORIZED PRACTICE OF LAW
4.1 Recognize what constitutes the unauthorized practice of law by a licensee.
4.2 List the documents in which the licensee may fill in the blanks.

6.0 DEMONSTRATE A WORKING KNOWLEDGE OF THE USE OF THE TREC RESIDENTIAL CONTRACTS.
6.1 List the TREC Residential Contracts and describe when each is used.
6.2 Recognize when the Addenda should be used.
6.3 Complete a Residential Contract.

8.0 DEMONSTRATE A WORKING KNOWLEDGE OF TECHNOLOGY APPLICABLE TO REAL ESTATE MATTERS.
8.1 Locate information on the Texas Real Estate Commission web site.
8.2 Locate specific contracts and addenda on the TREC web site.
8.3 Locate information on the Real Estate Center web site.
8.4 Locate and use various web sites giving real estate information to the consumer.

ATTENDANCE POLICY:

A maximum of two class sessions (cumulative maximum of 8 hours) may be missed. Arriving late or leaving early will be counted against the allowable 8 hours. If you have missed more than 2 class sessions or 8 hours total you will receive a failing grade for the course.

You are responsible for finding out the materials missed and **you must select a classmate** to advise you of the materials you missed, any changes in schedule and to collect materials for you for the days that you are late or absent.

Withdrawing from a course is a formal procedure which must be done by the date stated on the first page. This must be done by the student. The instructor cannot do it for you. If you simply stop attending you will receive a failing grade for the course.

The last day to withdraw from this course is stated in the Collin Registration Guide and on the front page of this syllabus.

**Religious Holy Days:** please refer to the current Collin Student Handbook.

**ADA STATEMENT:**

It is the policy of Collin County Community College to provide reasonable accommodations for qualified individuals who are students with disabilities. This
College will adhere to all applicable federal, State and local laws, regulations and guidelines with respect to providing reasonable accommodations as required to afford equal educational opportunity. It is the student’s responsibility to contact the ACCESS office, SCC-G200 or 972.881.5898 (V/TTD:972.881.5950) in a timely manner to arrange for appropriate accommodations.

ACADEMIC ETHICS:

The College District may initiate disciplinary proceedings against a student accused of scholastic dishonesty. Scholastic dishonesty includes, but is not limited to, statements, acts, or omissions related to applications for enrollment or the award of a degree, and/or the submission as one’s own work material that is not one’s own. Scholastic dishonesty may involve, but is not limited to, one or more of the following acts: cheating, plagiarism, collusion, use of annotated texts or teacher’s editions, and/or falsifying academic records.

**Plagiarism** is the use of an author’s words or ideas as if they were ones own without giving credit to the source, including, but not limited to, failure to acknowledge a direct quotation.

**Cheating** is the willful giving or receiving of information in an unauthorized manner during an examination, illicitly obtaining examination questions in advance, copying computer or Internet files, using someone else’s work for assignments as if it were one’s own, or any other dishonest means of attempting to fulfill the requirements of a course.

**Collusion** is intentionally aiding or attempting to aid another in an act of scholastic dishonesty, including but not limited to, providing a paper or project to another student; providing an inappropriate level of assistance; communicating answers to a classmate during an examination; removing tests or answer sheets from a test site, and allowing a classmate to copy answers.