

Real Estate Law (RELE 1309) Online



Credit: 3 semester credit hours (3 hours lecture)

Prerequisite/Co-requisite: Complete the Online Orientation and answer yes to 7+ questions on the Online Learner Self-Assessment:
<http://www.lit.edu/depts/DistanceEd/OnlineOrientation/OOStep2.aspx>

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. *This course is time-bound, structured, and completed totally online.*

Required Textbook and Materials

1. TEXAS Real Estate Law, 12E by Charles J. Jacobus
 - a. ISBN number is: 978-1-62980-208-4

Course Objectives

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

1. Explain the various laws and regulations affecting real estate.
2. Describe the functions and purposes of the various types of deeds.
3. Describe the foreclosure process in Texas.
4. Explain the elements of a valid real estate contract.
5. Discuss the requirements imposed by the Real Estate Settlement Procedure
 - a. Act (RESPA).

Course Outline

- A. Introduction to the Basic Procedures of Real Estate Law
- B. Estates in hand – Freehold Estates
- C. Estates in Land – Statutory Estates
- D. Legal Descriptions
- E. How Ownership is held
- F. Fixtures and Easements
- G. Real Estate Brokerage
- H. Agency
- I. Contracts for the Sale of Land
- J. Voluntary Conveyances
- K. Involuntary Conveyances
- L. Recording, Constructive Notice and Acknowledgments
- M. Mortgages
- N. Interest and Finance Charge
- O. Methods of Title Assurance
- P. Closings
- Q. Liens
- R. Landlord and Tenant Relations
- S. Condominiums and Cooperatives

Approved 12/2013

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Course Syllabus

T. Regulation of Real Estate

U. Real Estate Taxation

Course Requirements

1. Satisfactory exam grades
2. Satisfactory attendance

Course Policies

1. Academic dishonesty will not be tolerated. Academic dishonesty equals academic crime and is grounds for expulsion
2. Tests. Students that miss a test are not allowed to make up the test. Students that miss a test will receive a grade of '0'.
3. If you wish to drop a course, the student is 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.
4. Additional class policies as defined by the individual course instructor.

Disability 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)839-2018. You may also visit the online resource at [Special Populations - Lamar Institute of Technology \(lit.edu\)](http://SpecialPopulations-LamarInstituteofTechnology(lit.edu))

Technical Requirements

The latest technical requirements, including hardware, compatible browsers, operating systems, software, Java, etc. can be found online at: https://en-us.help.blackboard.com//Learn/9.1_2014_04/Student/015_Browser_Support/015_Browse_r_Support_Policy A functional internet connection, such as DSL, cable, 3G, 4G, WiMAX, WiFi, satellite, or other broadband access is necessary to maximize the use of the online technology and resources.

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 or obtained in print upon request at the Student Services Office.