

Course Syllabi
RELE 1406 Principles Real Estate

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CLASS TIME: 5:30-9:20 PM Monday
CLASSROOM: LBC 121

COURSE DESCRIPTION: This course is a complete overview of licensing as a broker or salesperson. It 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. Also 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 the 60 hour requirement for salesperson license

COURSE OBJECTIVES: The student will be able to define real estate broker and salesman licensing requirements; describe conveyance of real estate procedures and considerations; summarize real estate principles including law of agency, deeds, titles, legal descriptions, encumbrances, contracts, appraisals, finance, regulations, laws governing real estate transactions and housing discrimination.

TEXTBOOKS AND MATERIALS: Students will need a copy of the book, Modern Real Estate Practice in Texas, by Nance, 18th edition. ISBN: 9781475463767. Please verify that the edition is the correct one.

GRADING: Late assignments **will not be accepted** without prior approval (before the due date) and only for good cause. Grade equivalents: 90 to 100% = A; 80 to 89% = B; 70 to 79% = C; 60 to 69% = D; below 60% = F.

Exam 1	20%
Exam 2 (State Specific)	20%
Exam 3	20%
Exam 4 (Comprehensive Final)	30%
Quizzes	<u>10%</u>
	100%

EXAMINATION POLICY: There will be FOUR examinations, including a comprehensive final examination. Exams will be composed of objective (multiple choice and true/false) questions. The instructor will give weekly quizzes to gauge student success and foster a better learning environment. Exams and quizzes will be given in an online format like that state and national exam. Exam will open in Blackboard for 1 weeks' time for students to complete.

ASSIGNMENTS: Students are expected to attend class having **previously read the assigned chapters** and having completed all of the required assignments and/or quizzes online. Students should be prepared to discuss the readings assigned and demonstrate knowledge of the subject matter.

ATTENDANCE: Attendance will not be counted in class. Although attendance will not be utilized in grading or for academic counting purposes students will benefit most from in class questions and discussions.

EXTRA CREDIT: LOL

CLASSROOM ETIQUETTE: Real Estate agents will want to conduct themselves in a professional capacity once in the work force. Reputation and client service is the key to success in this business. Thus, classroom interactions will require the same level of professionalism, if not more. Classroom discussion is highly encouraged and a requirement for participation points. That being said, respect for the opinions and views of others is imperative. Disruptive or unprofessional behavior in class is grounds for a student to be removed from the classroom and dropped from the course without notice.

CELL PHONES: Every one has one and we are all adults. Don't let it become a distraction to others. If you want to text all day, please do it at home (there is no attendance policy). For calls etc. during class please excuse yourself to the hallway.

4.1.1.1. Diversity Statement

In this class, the teacher will establish and support an environment that values and nurtures individual and group differences and encourages engagement and interaction. Understanding and respecting multiple experiences and perspectives will serve to challenge and stimulate all of us to learn about others, about the larger world and about ourselves. By promoting diversity and intellectual exchange, we will not only mirror society as it is, but also model society as it should and can be.

4.1.1.2. Disabilities Statement

Students with disabilities, including but not limited to physical, psychiatric, or learning disabilities, who wish to request accommodations in this class should notify the Disability Services Office early in the semester so that the appropriate arrangements may be made. In accordance with federal law, a student requesting accommodations must provide acceptable documentation of his/her disability to the Disability Services Office. For more information, call or visit the Disability Services Office at Levelland (Student Health & Wellness Office) 806-716-2577, Reese Center (Building 8) 806-716-4675, or Plainview Center (Main Office) 806-716-4302 or 806-296-9611.

4.1.1.3 Non-Discrimination Statement

South Plains College does not discriminate on the basis of race, color, national origin, sex, disability or age in its programs and activities. The following person has been designated to handle inquiries regarding the non-discrimination policies: Vice President for Student Affairs, South Plains College, 1401 College Avenue, Box 5, Levelland, TX 79336. Phone number 806-716-2360.

4.1.1.4 Title IX Pregnancy Accommodations Statement

If you are pregnant, or have given birth within six months, Under Title IX you have a right to reasonable accommodations to help continue your education. To activate accommodations you must submit a Title IX pregnancy accommodations request, along with specific medical documentation, to the Director of Health and Wellness. Once approved, notification will be sent to the student and instructors. It is the student's responsibility to work with the instructor to arrange accommodations. Contact the Director of Health and Wellness at 806-716-2362 or email cgilster@southplainscollege.edu for assistance.

If you are experiencing any of the following symptoms please do not attend class and either seek medical attention or get tested for COVID-19.

- Cough, shortness of breath, difficulty breathing
- Fever or chills
- Muscles or body aches
- Vomiting or diarrhea
- New loss of taste and smell

Please also notify DeEtté Edens, BSN, RN, Associate Director of Health & Wellness, at dedens@southplainscollege.edu or 806-716-2376.

4.1.1.5 OPTIONAL STATEMENT - Campus Concealed Carry Statement (Rev. 7/28/2021)

Texas Government Code 411.2031 et al. authorizes the carrying of a concealed handgun in South Plains College buildings by individuals and in accordance with Texas Government Code 411.209 (a). All holders of a valid Texas License to Carry may carry on their person a handgun that is concealed in accordance with Texas Penal Code 46.03 (a-2).

Qualified law enforcement officers or those who are otherwise authorized to carry a concealed handgun in the State of Texas are also permitted to do so. Pursuant to Penal Code (PC) 46.035 and South Plains College policy. Individuals may not carry a concealed handgun in restricted locations.

For a list of locations and Frequently Asked Questions, please refer to the Campus Carry page at: <http://www.southplainscollege.edu/campuscarry.php>

Report violations to the College Police Department at 806-716-2396 or 9-1-1.