

## Texas Real Estate Commission P.O. Box 12188 Austin, TX 78711-2188 512-936-3000

## QUALIFYING COURSE APPROVAL FORM LAW OF CONTRACTS (30 hour course)

rovider Name		
Title of Course		
Name of Text or Workbook and Author		
Length of Course		FOR TREC USE ONLY
<b>30</b> hours	Suggested Length of	Not Comments
<u>Texas Contract Law</u> Commission rules relating to use of adopted forms; Unauthorized Practice of Law	Unit(min.) On Page #	included included
Key Terms	15	
Texas Real Estate License Act	30	
Unauthorized Practice of Law	20	
The Broker-Lawyer Committee	15	
Use of Promulgated Contract Forms	55	
Deceptive Trade Practices Consumer Protection Act (DTPA) SUBTOTAL	) 20 155	
Basics of Real Estate Law		
Real Property and the Law	15	
Land, Real Estate, and Real Property	15	
Real Property vs. Personal Property	15	
Characteristics of Real Property	15	
Forms of Real Estate Ownership	15	
Ownership of Real Estate by Business Organizations	10	
Condominiums, Cooperatives, Town Houses & Time-Shares	s <b>10</b>	
Laws Affecting Real Estate	20	
SUBTOTAL	115	
Introduction to Contracts  Elements of a contract; offer & acceptance		
Elements of a Valid Contract	15	
Express or Implied Contracts	15	
Unilateral or Bilateral Contracts	15	
Valid, Void, Voidable & Unenforceable Contracts	15	
Executed or Executory Contracts	15	
SURTOTAL	75	

aw Of Contracts-Qualifying Real Estate Approval Form		FOR TREC USE ONLY		
Ownership Rights and Limitations Remedies for breach	Suggested Length of Unit(min.)	On Page #	Not included	Comments
Interests in Real Estate	15			
Governmental Powers	10			
Estates in Land	20			
Encumbrances	15			
Water Rights	15			
Mineral Rights	15			
Environmental issues	15			
Homestead	15			
SUBTOTAL	120			
Contracts Used in Real Estate  Elements of a contract; offer & acceptance Real Estate Contracts	20			
Contract Law	30			
Discharge of Contracts	15			
Contracts Used in the Real Estate Business	20			
Listing Agreements	20			
Buyer Agency Agreement	20			
Leasing Real Estate	20			
Leasehold Estates	15			
Lease Agreements	20			
Types of Leases	20			
Discharge of Leases	20			
Options	15			
Contract for Deed	20			
Lease Purchase Agreements SUBTOTAL	20 275			
The Sales Contract  Elements of a contract; offer & acceptance; statute of frauds	2,0			
Offer and Acceptance	15			
The Document	20			
Financing Information	15			
Disclosures	15			
Conveyance of the Property	10			
Signatures	10			
Statute of Frauds Default and Breach of Contract	15			
Remedies	20 15			
SUBTOTAL				
Contingencies, Addendum and Amendments Owner disclosure requirements; offer & acceptance Contingencies	45			
OC-0 (06/20/2016)				

w Of Contracts-Qualifying Real Estate Approval Forn	<b>1</b> Suggested	FOR TREC USE ONLY
Contingencies, Addenda and Amendments	Length of	Not
Owner disclosure requirements; offer & acceptance	Unit (min.) On Page #	Not included Comments
Amendments	30	
Addenda SUBTOTAL	30 105	
Financing Real Estate Owner disclosure requirements; elements of a contract; statute of fraud		
Mortgage Law	20	
Security and Debt	20	
Promissory Note	15	
Mortgages or Deeds of Trust	15	
Owner Financing	25	
Foreclosures and Short Sales	30	
Liens	20	
The Real Estate Financing Market, Techniques and Loan Programs		
Financing Legislation	20	
Computerized Loan Origination (CLO)	15	
SUBTOTAL	235	
Conveyance of Title Owner disclosure requirements		
Title	15	
Voluntary Alienation	15	
Involuntary Alienation	15	
Conveyance of Estates	15	
Public Records	15	
Proof of Ownership	15	
ransaction Process and Closing lements of a contract; remedies for breach, including specific erformance; owner disclosure requirements	90	
Transaction Process	15	
Sample Check List	15	
Loan Approval	15	
Real Estate Settlement Procedures Act (RESPA)	15	
Inspections	15	
Title Work	15	
Preparation for Closing	15	
Prorations	15	
Closing and Funding	15	
CHRIOTAL	135	
Common Contract Mistakes  Elements of a contract; offer & acceptance		
Contract Examples	40	
Common Areas of Concern	20	
SUBTOTAL TOTAL MINUTES C-0 (06/20/2016)	60 <b>1500</b>	