

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

QUALIFYING REAL ESTATE COURSE APPROVAL FORM PROMULGATED CONTRACT FORMS (30 hour course)

Provider Name		
Title of Course		
Contract Law Overview Unauthorized Practice of Law Elements of a Valid Contract Valid/Void/Unenforceable/Voidable	uggested ength of Init(min.) On Page # 15	FOR TREC USE ONLY Not Comments included included
Executed and Executory Contracts Bilateral vs. Unilateral Reasonable Time vs. Time is of the Essence Amendments and Addenda Performance of a Contract Statute of Limitations Reasons for Termination SUBTOTAL	20	
Laws, Rules and Regulations Broker-Lawyer Committee; Commission rules governing use of forms Texas Real Estate License Act Unauthorized Practice of Law, Examples of Common Mistakes The Broker-Lawyer Committee Use of Promulgated Forms Presenting Offers and Multiple Offers When does the Offer Become a Contract?	45 25 15 25 20 20 150	
Parties, Property and Financing Current promulgated forms Information Needed to Complete Contract Forms (including financing costs Review Elements & Practice 1-4 Family Residential Contract (Resale), Non-Realty Items Addendum Review Elements & Practice Third Party Financing Addendum & Loan Assumption Addendum Review Elements & Practice Seller Financing Addendum continued on next page	20 25 25 20	

omulgated Contract Forms-Qualitying Real Estate Approval Form		FOR TREC USE ONLY		
Parties, Property and Financing (cont.) Current promulgated forms	Suggested Length of Unit(min.)	On Page #	Not included included	Comments
Review Elements & Practice Addendum for Release Liability on Assumed Loan and/or Restoration of Seller's VA Entitlement	of 20			
Case Study/ Workshop SUBTOTA	45 \L 155			
Covenants, Commitments and Notices Current promulgated forms; Commission rules governing u forms				
Earnest Money Requirement	15			
Option Fee Requirement	15			
Title Commitment, Title Policy & Endorsements	20			
Survey	15			
Affidavit & Notice to Prospective Buyer	15			
Property Condition: Inspection, Acceptance, Repairs	30			
Seller's Disclosure & Lead Based Paint Disclosure	20			
Environmental Assessment & Threatened or Endangered Species & Wetlands Addendum	15			
Residential Service Contract	15			
SUBTOTA	L 160			
Closing, Possession and More Current promulgated forms; Case studies				
Closing Paragraph & Buyer's Possession Paragraphs in Contract	20			
Special Provisions	20			
Seller's Temporary Lease Form & Buyer's Temporary Lease Form	y 30			
Settlement & Other Expenses	20			
Prorations, Casualty Loss, Default & Mediation of Contract	15			
Escrow Provisions	15			
Other Contract Provisions	15			
Executing the Contract & Finalizing the Agreement	15			
Case Study/Workshop	70			
SUBTOT	AL 220			
he Remaining Promulgated Forms urrent promulgated forms; Case studies				
Overview of Forms	20			
Differences Between 1-4 Family Residential Contrac Other Contracts	t & 30			
Residential Condominium Contract	30			
Farm and Ranch Contract	30			
Unimproved Property Contract	30			
New Home Contracts	20			
Case Study/Workshop SUBTOTA	45 AL 205			

Promulgated Contract Forms-Qualifying Real Estate Approval Form FOR TREC USE ONLY Suggested Length of **Promulgated Addenda, Notices and Other Forms** Not Unit (min.) On Page # included included Comments Current promulgated forms; Case studies Addendum for Sale of Other Property by Buyer 15 15 Addendum for Back-Up Contract Addendum for Reservation of Oil, Gas & Other Minerals 15 **Buyers Termination of Contract** 15 **Mutual Termination of Contract** 15 Addendum for Property Located Seaward of the Gulf Intracoastal Waterway, Addendum for Coastal Area 10 **Property** Addendum for Property Subject to Mandatory Membership in an Owner's Association 15 15 Short Sale Addendum Noncontract Forms: 30 **Promulgated Resale Certificates Consumer Information Form** Information About Brokerage Services Form Non-Realty Items 5 55 Case Study/Workshop **SUBTOTAL** 205 **Other Real Estate Matters** Real Estate Fraud 30 **Broker's Fees** 20 30 Fair Housing Laws Other Disclosures (Required, Permitted, Prohibited) 15 **Review Occupancy Standards** 20 **SUBTOTAL** 115 **Practice Makes Perfect** Case studies involving use of forms Group Work Shop/Case Study/Discussion 135 **SUBTOTAL** 135

TOTAL MINUTES 1500