

Principles of Real Estate 1(RELE 1301 2A1)

CREDIT

3 Semester Credit Hours (3 hours lecture, 0 hours lab)

MODE OF INSTRUCTION

Online

PREREQUISITE/CO-REQUISITE:

None

COURSE DESCRIPTION

A beginning overview of licensing as a real estate broker or salesperson. 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. 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 at least 30 of 60 hours of required instruction for salesperson license.

COURSE OBJECTIVES

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

- Define the principles of real estate and how they apply to the real estate industry;
- Describe titles to and conveyance of real estate;
- Discuss legal descriptions, deeds, encumbrances and liens; discuss Texas Real Estate License Act (TRELA; distinguish differences between personal and real property;
- Outline the federal, state, and municipal laws related to discrimination in the real estate.

INSTRUCTOR CONTACT INFORMATION

Instructor: Stephen Hudnall

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Office Phone: (409)247-4941

Office Location: TC 226

Office Hours: See Starfish

REQUIRED TEXTBOOK AND MATERIALS

Modern Real Estate Practice in Texas 19th Edition

ISBN: 978-1-0788-4193-1

Approved: SH/1-16-2025



**LAMAR INSTITUTE
OF TECHNOLOGY**

PARTICIPATION POLICY

This is a 5-week online course. Students are expected to log in to Blackboard two to three times per week and complete all coursework.

DROP POLICY

If you wish to drop a course, you are 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. Fall 2025 final drop date is June 11, 2026 without academic penalty. No exceptions to these dates. ***If you are not passing at the time of the final drop date, I recommend that you drop the class and take it again at a later date.***

COURSE CALENDAR

DATE	TOPIC	READINGS (Due on this Date)	ASSIGNMENTS (Due on this Date)
Unit 1	Intro to Modern Real Estate; Real Property	Chapters 1 & 2	Chapter One Quiz Real/Personal Property Quiz 6/9/2026
Unit 2	Concepts of Home Ownership	Chapter 3	Exam 1 6/9/2026
Unit 3	Real Estate Brokerage and the Law of Agency	Chapter 4	Chapter 4 Quiz IABS Findings Assignment 6/21/2026
Unit 4	Fair Housing and Ethical Practices	Chapters 5 & 6	Top 10 Fair Housing Mistakes Discussion Mid-Term 6/21/2026
Unit 5	Texas Real Estate License Act; Legal Descriptions	Chapters 7 & 8	Chapter 7 & 8 Quiz Legal Descriptions and Deeds Discussion 6/28/2026
Unit 6	Real Estate Contracts; Interests in Real Estate	Chapters 9 & 10	Encumbrances vs Liens Discussion Exam 3 6/28/2026
Unit 7	How Ownership is Held; Listing Agreements	Chapters 11 & 12	Chapter 11 & 12 Quiz 7/5/2026
Unit 8	Review	Review	Final Project Final Exam 7/5/2026

COURSE EVALUATION

Final grades will be calculated according to the following criteria:

Participation	20%
Exam 1	15%
Exam 2	15%
Exam 3	15%
Final Exam	20%
Final Project	15%
Total:	100%

GRADE SCALE

- 90-100 A
- 80-89 B
- 70-79 C
- 60-69 D*
- 0-59 F*

*Indicates a failing grade

TECHNICAL REQUIREMENTS

The latest technical requirements, including hardware, compatible browsers, operating systems, etc. can be online at <https://lit.edu/online-learning/online-learning-minimum-computer-requirements>. A functional broadband internet connection, such as DSL, cable, or WiFi is necessary to maximize the use of online technology and resources.

DISABILITIES 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)-951-5708 or email specialpopulations@lit.edu. You may also visit the online resource at [Special Populations - Lamar Institute of Technology \(lit.edu\)](#).

LATE WORK POLICY

There are due dates in Blackboard as well as in the syllabus. Students should adhere to due dates. Course work that is turned in after the due date will be subject to a 10% penalty in points.

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. Please note that the online version of the *LIT Catalog and Student Handbook* supersedes all other versions of the same document.

ARTIFICIAL INTELLIGENCE STATEMENT

Lamar Institute of Technology (LIT) recognizes the recent advances in Artificial Intelligence (AI), such as ChatGPT, have changed the landscape of many career disciplines and will impact many students in and out of the classroom. To prepare students for their selected careers, LIT desires to guide students in the ethical use of these technologies and incorporate AI into classroom instruction and assignments appropriately. Appropriate use of these technologies is at the discretion of the instructor. Students are reminded that all submitted work must be their own original work unless otherwise specified. Students should contact their instructor with any questions as to the acceptable use of AI/ChatGPT in their courses

STARFISH

LIT utilizes an early alert system called Starfish. Throughout the semester, you may receive emails from Starfish regarding your course grades, attendance, or academic performance. Faculty members record student attendance, raise flags and kudos to express concern or give praise, and you can make an appointment with faculty and staff all through the Starfish home page. You can also login to Blackboard or MyLIT and click on the Starfish link to view academic alerts and detailed information. It is the responsibility of the student to pay attention to these emails and information in Starfish and consider taking the recommended actions. Starfish is used to help you be a successful student at LIT.

ADDITIONAL COURSE POLICIES/INFORMATION

This is an 8-week online class. In order to stay on track, you should complete one unit per week.

You must earn a grade of "C" or better in the recommended program of study. Any Real Estate student who does not must repeat the course.

Campus Incomplete Grade Policy

Criteria to Award a Grade of Incomplete: The grade of "I" may be awarded to a student IF:

1. The student's work, to date, is passing
2. Participation has been satisfactory through at least 70% of the term
 - a. I.e. you must have completed at least 70% of the course work at the time you request an incomplete
3. An illness or other extenuating circumstance legitimately prevents completion of required work by the published due date
4. Required work may reasonably be completed in an agreed upon time frame