

Principles of Real Estate Class Schedule

RELE 1406 – 001

January 19th – May 11th, 2011

Riverside Campus – Room 1130

Tentative Schedule

Schedule	Topic
January 19 th	Class Introductions AND Ch 1 (<u>Introduction to Modern Real Estate Practice</u>: Overview, Specializations, Laws & Professional Organizations)
January 26 th	Ch 2 (<u>Real Property</u> : Define Land, Real Estate & Real Property, Real v. Personal Property & Fixtures) AND Ch 3 (<u>Real Estate Market</u> : Economic & Physical Characteristics of Real Estate, Value and Business Cycles) AND Ch 4 (<u>Concepts of Home Ownership</u> : (Forms of Ownership, Affordability and Tax Benefits)
February 2 nd	Ch 4 (<u>Ownership continued</u>) AND Ch 5 (<u>Real Estate Brokerage & the Law of Agency</u> : Law of Agency, Creation-Termination of Agency, Fiduciary Duties, Buyer Agency Agreement, Compensation, Brokerage Business and TDTPAct)
February 9 th	Ch 5 (<u>Brokerage continued</u>) AND Ch 6 (<u>Fair Housing Laws & Ethical Practices</u> : Fair Housing Acts of 1866, 1968, 1974(2) & 1988, Federal Fair Lending Laws & TREC Cannons) AND Ch 7 (<u>Texas Real Estate License Act – TRELA</u> : Provisions of License Law, Texas Occupations Code §1101). Read Ch 7 pgs 122-123 & 139-147.
February 16th	Exam #1 (Ch 1 – 6) for 1 Hour AND TRELA Analysis Form Exercise Home Work
February 23 rd	Ch 7 (<u>TRELA continued</u>) & Review TRELA Analysis Form exercise AND Ch 8 (<u>Interests in Real Estate</u> : government Powers, Estates in Land, Encumbrances & Water Rights) AND Ch 9 (<u>How Home Ownership is Held: Forms of Ownership</u> : Severalty, Co-Ownership and Trust, Business Ownership & Cooperatives/Condominiums)
March 2 nd	Ch 10 (<u>Legal Descriptions</u> : Metes and Bounds, Rectangular Survey & Subdivision Plats, Survey, Elevations and Land Measurements) AND Ch 11 (<u>Real Estate Taxes & Other Liens</u> : Liens Theory, Tax Liens and Non-Tax Liens)
March 7th	NOTE: Last Day to Withdraw
March 9 th	Ch 12 (<u>Real Estate Contracts</u> : Contract Law, Essential Elements, Contracts Used in Real Estate Business, TREC Promulgated forms and other agreements) AND Ch 13 (<u>Listing Agreements</u> : Types, Listing Agreement forms)
Spring Break	March 15 th – March 21 st
March 23rd	Exam #2 (Chapters 7 – 12) for 1 Hour AND Ch 13 (<u>Listing Agreements continued</u> : Seller's Disclosure Notice) AND Ch 14 (<u>Real Estate Appraisal</u> : Certification, Appraisal Process, Principles of Value, Three Appraisal Approaches to Value and Competitive Market Analysis)
March 30 th	Ch 15 (<u>Real Estate Financing Principles</u> : Mortgage Theory, Terms of a Mortgage Note, Deed of Trust Terms and Foreclosure) AND Ch 16 (<u>Real Estate Financing Practice</u> : Sources of Loans, Repayment Plans & Amortization, Types of Loans & Terms, Special Loan Programs, Government Influence & Financing Legislation)

April 6 th	Ch 17 (<u>Transfer of Title</u> : Voluntary Transfers, Involuntary Transfers and Decedent Transfers) AND Ch 18 (Title Records: Public Records, Recording, Abstract of Title and Title Policy) AND Ch 19 (<u>Real Estate Mathematics</u> : Fractions, Percentages & Interest)
April 13 th	<u>Exam #3</u> Chapters 13 –18) for 1 Hour AND Ch19 (<u>Real Estate Mathematics continued</u> : Profit, Discount Points, Property Taxes & Insurance, Measurements & Prorations + Math Homework)
April 20 th	Ch 19 (<u>Math continued</u> : Homework Review) AND Ch 20 (<u>Closing the Real Estate Transaction</u> : Closing Procedures, RESPA, and HUD 1 Closing Statement)
April 27 th	Ch 21 (<u>Leases</u> : Regulations, Leasehold Estates, Lease Provisions, Landlord/Tenant Act and Types of Leases) AND Ch 22 (<u>Property Management</u> : Defined, Management Agreement & Considerations)
May 4 th	Ch 23 (<u>Control of Land Use & Green Initiatives</u> : Public Land Use Controls, Private Land Use Controls & Environmental Protection Issues/Laws) AND Ch 24 (<u>Real Estate Investment</u> : Investment Pros & Cons, Tax Benefits, Syndication & Trusts)
May 11 th	<u>Exam #4 (Chapters</u> (Chapters 19 – 24) for 1 Hour