Law of Contracts 1311-93401
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By appointment only

Elements of a contract, offer and acceptance, statute of
frauds, specific performance and remedies for breach,
unauthorized practice of law, commission rules relating to
use of adopted forms, and owner disclosure requirements.

The required textbook for this course is Texas Real
Estate Contracts, by Michelle L. Evans and Johnnie
0324653301.

Optional downloads: PDF Readers Fill in the Blanks:

Note: A minimum of 9 hours per week should be devoted to
course material outside of class time

Students will develop the essential knowledge and skills they need
to be successful in college, in a career, in their communities, and
in life. In this course, the following skills are in focus.

1. **Critical Thinking Skills** - to include creative thinking, innovation,
inquiry, and analysis, evaluation and synthesis of information
2. **Communication Skills** - to include effective development,
interpretation and expression of ideas through written, oral and
visual communication
3. **Empirical and Quantitative Skills** - to include the manipulation
and analysis of numerical data or observable facts resulting in
informed conclusions
4. **Teamwork** - to include the ability to consider different points of
view and to work effectively with others to support a shared
purpose or goal
5. **Personal Responsibility** - to include the ability to connect choices,
actions and consequences to ethical decision-making
6. **Social Responsibility**: to include intercultural competence,
knowledge of civic responsibility, and the ability to engage
effectively in regional, national, and global communities
7. **Reading**: reading at the college level means the ability to analyze
and interpret a variety of printed materials—book, article and
documents.
Student Learning Outcomes
1. Identify, define and illustrate important concepts related to the understanding, development, and interpretation of real estate contracts.
2. Define real estate contract terminology and use it in proper context.
3. Identify common types of problems related to real estate contractual issues and relevant, practical solutions.
4. Identify and discuss important issues in the field of real estate contracts.

Exams and Assignments
Your grade for this course consists of a composite score from three Quizzes and completing a Case Contract Final which you will turn in to the Professor for grading.

Except as noted below, Quizzes/Exams may be taken over as many times as you want to improve your score. Each time you retake a Quiz/Exam, your previous score will be deleted.

* Quiz C-A covers Chapters 1-6 of the text. It is to be taken after you have completed Assignment 6. There are 25 multiple choice questions in this quiz worth 8 points each. Your best grade on this quiz would be 200 points.

* Quiz C-B covers Chapters 7-11 of the text. It is to be taken after you have completed Assignment 11. There are 25 multiple choice questions in this quiz worth 8 points each. Your best grade on this quiz would be 200 points.

* Quiz C-C covers Chapters 12 and 14-16 of the text. It is to be taken after you have completed Assignment 16. There are 25 multiple choice questions in this quiz worth 8 points each. Your best grade on this quiz would be 200 points.

* The last exam for this course is Case Contract Final Exam. It is to be taken after you have completed Quiz C-C. The Case Contract Final presents a case scenario from which the student must take the facts of the case and produce a filled-in TREC promulgated contract. Your best grade on this Final Exam would be 400 points.

Once you begin taking a quiz, you must complete it.

You may use your text and notes as resources when taking a quiz.

Please do not consult anyone while you are taking a quiz. If you do not test alone, you are cheating yourself and reducing your chances of passing the TREC license exam.

Evaluation Procedures
Your Final Course Grade is based on earning a maximum of 1000 points.

- Up to 200 points come from Quiz C-A,
- Up to 200 points come from Quiz C-B,
- Up to 200 points come from Quiz C-C,
- Up to 400 points for the Case Contract Final Exam for a total of 1000 possible points.
Grading Scale

A - 900 to 1000 points
B - 800 to 899 points
C - 700 to 799 points
D - 600 to 699 points
F - less than 600 points

Stop Before you Drop

For students who enrolled in college level courses for the first time in the fall of 2007, Texas Education Code 51.907 limits the number of courses a student may drop.

You may drop no more than six courses during your entire undergraduate career unless the drop qualifies as an exception. Your campus counseling/advising center will give you more information on the allowable exceptions.

Remember that once you have accumulated six non-exempt drops, you cannot drop any other courses with a “W”. Therefore, please exercise caution when dropping courses in any Texas public institution of higher learning, including all seven of the Dallas County Community Colleges. For more information, you may access:

http://www.dcccd.edu/Why/Reg/Registration/Pages/default.aspx

Withdrawal Policy (please see receipt statement)

If you are unable to complete this course, it is your responsibility to withdraw formally. The withdrawal request must be received in the Registrar’s Office by (semester’s drop date). Failure to do so will result in your receiving a performance grade, usually an “F.” If you drop a class or withdraw from the college before the official drop/withdrawal deadline, you will receive a “W” (Withdraw) in each class dropped. See institutional policies for additional information on withdrawals.

Attendance Policy

None. This is an online course.

Emergency Closings

Sign up for DCCCD Emergency Alerts to receive a text-message, e-mail and/or phone call when there is an unscheduled evacuation or closure of a DCCCD campus or office because of weather closures, utility outages, police or other emergencies. Subscribing is free, but standard text message charges from your cell phone provider will apply. Please refer to:

http://www.dcccd.edu/current%20students/student%20services/emergalert s/Pages/default.aspx

Classroom Policies

None. This is an online course.

Course Outline

For maximum success in this course you should spend a minimum of 9 hours per week working on course material.

You may choose to use the one-month or one-week schedule shown on the Course Information page of your online course, or you may create a schedule more suitable to your schedule. Please Pace Yourself!! Be sure that all work is completed by the end date of the course.
QUALITY ENHANCEMENT PLAN
Cedar Valley College's Quality Enhancement Plan is designed to improve student learning in mathematics. Read more about our QEP at:
http://www.cedarvalleycollege.edu/QEP/default.aspx

INSTITUTIONAL POLICIES

Academic Advising
Academic Advising is a collaborative educational process whereby students and their advisors are partners in meeting the students' academic, personal, and career goals. This partnership is a process that is built over the student’s entire educational career at Cedar Valley College.

Educational planning is available to all students. First time in college students must meet with academic advisors prior to enrolling in classes; however, continuing students may choose to see faculty advisors, faculty counselors, and/or program coordinators after classes begin. All parties have clear responsibilities for ensuring a successful partnership. For more information, you may access:
https://www.cedarvalleycollege.edu/FutureStudents/StudentServices/AcademicAdvising/Pictures/AdvisingSyllabus.pdf

Academic Honesty
Academic honesty is expected, and integrity is valued in the Dallas County Community Colleges. Scholastic dishonesty is a violation of the Code of Student Conduct. Scholastic dishonesty includes, but is not limited to, cheating on a test, plagiarism, and collusion.

ADA Statement
If you are a student with a disability and/or special needs who requires accommodations, please contact the college Disability Services Office at 972-860-8119.

Emergency Alert
Sign up for DCCCD Emergency Alerts to receive a text-message, e-mail and/or phone call when there is an unscheduled evacuation or closure of a DCCCD campus or office because of weather closures, utility outages, police or other emergencies. Subscribing is free, but standard text message charges from your cell phone provider will apply. Please refer to:
http://www.dcccd.edu/SS/OnlineSvs/EmergAlerts/Pages/default.aspx
Financial Aid

Students who are receiving any form of financial aid should check with the Financial Aid Office prior to withdrawing from classes. Withdrawals may affect your eligibility to receive further aid and could cause you to be in a position of repayment for the current semester. Students who fail to attend or participate after the drop date are also subject to this policy.

Health Center Services

- Basic first aid for minor cuts, scrapes, insect stings, and heat, etc.
- Over-the-counter medications for headaches, fever, seasonal allergies, and colds
- Over-the-counter medications for mild allergic reactions
- Emergency sanitary pads
- Blood Pressure check
- Coordination with outside health agencies such as Carter Blood Care; Dallas County Health Dept. (HIV/STD testing--free, twice a semester); UT Southwestern mobile mammography; Immunizations once a month for children <19 y.o. from the DCDHHS; Agape Massage; and Employee Wellness Screening
- Rest area for stress relief, migraine headaches, post seizure activity
- AED (Automatic External Defibrillator) for CPR
- Confidential "talks"
- Assists with health related club activities when asked and time permits

Religious Holidays

Absences for observance of a religious holy day are excused. A student whose absence is excused to observe a religious holy day is allowed to take a make-up examination or complete an assignment within a reasonable time after the absence.

Repeating this Course

Effective for Fall Semester 2005, the Dallas County Community Colleges will charge additional tuition to students registering the third or subsequent time for a course. This class may not be repeated for the third or subsequent time without paying the additional tuition. Third attempts include courses taken at any of the Dallas County Community Colleges since the fall 2002 semester. More information is available at:
http://www.dcccd.edu/PC/Cost/3rdCrseAttmpt/Pages/default.aspx

Student Code of Conduct

As a college student, you are considered a responsible adult. Your enrollment indicates acceptance of the DCCCD Code of Student Conduct published in the DCCCD Catalog. More information is available at:
https://www1.dcccd.edu/catalog/ss/code.cfm?loc=CVC
Tutoring Services

Cedar Valley physical location for tutoring:
Room: C206
Phone: 972-860-2974

Hours:
Monday – Thursday: 8:00 a.m. to 7:00 p.m.
Saturday: 10:00 a.m. to 2:00 p.m.
Friday and Sunday: CLOSED

Cedar Valley online tutoring:
Check the Cedar Valley web page for information concerning “online tutoring”.
Click on Cedar Valley College, then put “online tutoring” into the Search bar.