RELE-2301, Law of Agency
Cedar Valley College

GENERAL INFORMATION
College Name Cedar Valley College
Division Business and Technology
Semester/Term & Year

INSTRUCTOR INFORMATION
Name Steven F. Brown, PhD
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Office Number (972) 860-8247
Office Hours (FT faculty) By appointment only

COURSE INFORMATION
Course Number RELE-2301
Section Number
Credit Hours 3 credit hours
Class Meeting Time None. This is an online course.
Course Title Law of Agency
Course Description This is a WECM Course Number. Course Description: Law of agency including principal-agent and master-servant relationships, the authority of an agent, the termination of an agent's authority, the fiduciary and other duties of an agent, employment law, deceptive trade practices, listing or buying representation procedures, and the disclosure of an agency.

Course Prerequisites None.

Required or Recommended Materials:


Supplemental Text – NONE

General Education This course reinforces some of the Core Curriculum Intellectual Competencies (DCCCD Intellectual Competencies) Competencies defined by the Texas Higher Education Coordinating Board.
READING: Reading at the college level means the ability to analyze and interpret a variety of printed materials—book, article and documents.

CRITICAL THINKING: Critical thinking embraces methods of applying both qualitative and quantitative skills analytically and creatively to subject matter in order to evaluate arguments and to construct alternative strategies. Problem solving is one of the applications of critical thinking, used to address and identified task.

Student Learning Outcomes:

1. Identify reasons for suspension or revocation of a real estate license.
2. Illustrate ways in which agency relationships can be created and terminated.
3. Describe the fiduciary relationship that exists between an agent and his principal.
4. Explain the Deceptive Trade Practices Act as it affects the real estate agent and the duties and obligations of the client, customer, and agent.
5. Distinguish between dual agency and intermediary relationships; and explain the mandatory Sellers Disclosure of Property Condition form.

Exams and Assignments:

Your grade for this course consists of a composite score from several Quizzes.

* Quiz A-CRE covers Chapter 4 of the text and covers creation and termination of agency relationships. It is to be taken after you have completed Assignment 4. Quiz A-CRE consists of 6 questions worth 5 points each. Quiz A-CRE is worth a total of 30 points toward your final grade.
* Quiz A-FID covers Chapter 2 of the text and covers the concept of fiduciary. It is to be taken after you have completed Assignment 3. Quiz A-FID consists of 7 questions worth 5 points each. Quiz A-FID is worth a total of 35 points toward your final grade.

* Quiz A-SUSREV covers all Chapters of the text and deals with the matters of license suspension and revocation. It is to be taken after you have completed all Assignments. Quiz A-SUSREV consists of 6 questions worth 5 points each. Quiz A-SUSREV is worth a total of 30 points toward your final grade.

* Quiz A-A covers Chapters 1-4 of the text. It is to be taken after you have completed Assignment 4. Quiz A-A consists of 25 questions worth 6 points each. Quiz A-A is worth a total of 150 points toward your final grade.

* Quiz A-INT covers Chapter 7 of the text and covers Intermediary and Dual Agency. It is to be taken after you have completed Assignment 7. Quiz A-INT consists of 7 questions worth 5 points each. Quiz A-INT is worth a total of 35 points toward your final grade.

* Quiz A-B covers Chapters 5-8. It is to be taken after you have completed Assignment 8. Quiz A-B consists of 25 questions worth 6 points each. Quiz A-B is worth a total of 150 points toward your final grade.

* Quiz A-C covers Chapters 9-11 and 13 of the text. It is to be taken after you have completed Assignment 13. Quiz A-C consists of 25 questions worth 6 points each. Quiz A-C is worth a total of 150 points toward your final grade.

* Quiz A-DTPA covers Chapter 12 of the text and concentrates on your understanding of DTPA. It is to be taken after you have completed Assignment 12. Quiz A-DTPA consists of 10 questions worth 6 points each. Quiz A-DTPA is worth a total of 60 points toward your final grade.

* The final quiz for this course is Quiz A-Final. It covers Chapters 1-13 of the text. It is to be taken after you have completed Assignment 13. Quiz A-Final consists of 60 questions worth 6 points each. Quiz A-Final is worth a total of 360 points toward your final grade.

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

You may use your text and notes as resources when testing. Please do not consult anyone while you are testing. If you do not test alone, you are cheating yourself and reducing your chances of passing the TREC license exam.

Exams may be taken over as many times as you want to improve your score. Each time you retake the exam, your previous score will be deleted.

Your Final Course Grade is based on earning a maximum of 1000 points. Up to 30 points come from Quiz A-CRE, 35 points from Quiz A-FID, 30 points from Quiz A-SUSREV, 150 points from Quiz A-A, 35 points from Quiz A-INT, 150 points from Quiz A-B, 60 points from Quiz A-DTPA, 150 points from Quiz A-C, and 360 points from Quiz A-Final for a total of 1000 possible points.

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

Withdrawal Policy

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 in a timely manner. 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%20service%20alerts/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: www.cedarvalleycollege.edu/QEP

INSTITUTIONAL POLICIES

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/current%20students/student%20services/emergalerts/Pages/default.aspx](http://www.dcccd.edu/current%20students/student%20services/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: https://www1.dcccd.edu/catalog/ss/oepthird_attempt.cfm

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/cat1011/cattoc.cfm

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.

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 your 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:  https://www1.dcccd.edu/coursedops

**Disclaimer**

The instructor reserves the right to amend this syllabus as necessary.