

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			
Name of Text or Workbook and Author Length of Course 30 hours		FOR TREC USE ONLY	
Contract Law Overview	uggested Length of Unit(min.) On Page # 15 20 20 15 20 15 15 15 15 15 15 15 15	Not included included	Comments
Laws, Rules and Regulations Broker-Lawyer Committee; Commission rules governing use of form 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?			
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		

mulgated 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