

**Course Syllabi**  
**RELE 2201 Law of Agency**

PROFESSOR: Petra Gambles  
OFFICE: LBC 120 H  
TELEPHONE: (806) 716-4653; Cell (806) 548-0809  
OFFICE HOURS: As posted.  
E-MAIL: [pgambles@southplainscollege.edu](mailto:pgambles@southplainscollege.edu)  
CLASS TIME: 7:30-9:20 PM Wednesday or Hybrid Online  
CLASSROOM: LBC 121

**COURSE DESCRIPTION:** This course is a study of 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 procedures, and disclosure of an agency.

**COURSE OBJECTIVES:** The student will identify reasons for suspension or revocation of a real estate license; illustrate ways in which agency relationships can be created and terminated; and describe the fiduciary relationship that exist between an agent and his principal. The student will discuss the Deceptive Trade Practices Act as it affects the real estate agent and the duties and obligations of the client, customer, and agent, distinguish between dual agency and intermediary relationships, and explain the mandatory Sellers Disclosure of Property Condition Report.

**TEXTBOOKS AND MATERIALS:** Students will need a copy of the book, "Texas Real Estate Agency, by Peebles, 9<sup>th</sup> edition. ISBN: 9781475458145. Please verify that the book purchased is the correct edition. Students will also need internet access to the Texas Real Estate Commission web page to find and print the newest versions of needed forms. A financial calculator is needed for this class.

**GRADING:** Late assignments will not be accepted without prior approval (before the due date) and only for good cause. Grade equivalents: 90 to 100% = A; 80 to 89% = B; 70 to 79% = C; 60 to 69% = D; below 60% = F.

Exam 1	25%
Exam 2	30%
Exam 3 (Comprehensive)	30%
Quizzes	15%
	100%

**EXAMINATION POLICY:** There will be three examinations, including a comprehensive final examination. Two exams will be composed of objective (multiple choice and true/false) questions. The final examinations will be composed of multiple choice questions. The instructor will give quizzes to gauge student success and help foster a better learning environment.

**ASSIGNMENTS:** Students are expected to attend class having **previously read the assigned chapters** and having completed all of the required assignments including watching pre-recorded lecture videos. Students should be prepared to discuss the readings assigned.

**ATTENDANCE:** Attendance will not be counted in class. Although attendance will not be utilized in grading or for academic counting purposes students will benefit most from in class questions and discussions.

**EXTRA CREDIT: LOL**

**CLASSROOM ETIQUETTE:** Real Estate agents will want to conduct themselves in a professional capacity once in the work force. Reputation and client service is the key to success in this business. Thus, classroom interactions will require the same level of professionalism, if not more. Classroom discussion is highly encouraged and a requirement for participation. That being said, respect for the opinions and views of others is imperative. Disruptive or unprofessional behavior in class is grounds for a student to be removed from the classroom and dropped from the course without notice.

**CELL PHONES:** Cell phones must be muted during all classroom interaction. Texting during class is prohibited. Violation of this policy may result in the student being removed from the classroom and dropped from the course.

**COMPUTERS:** Laptop computers may not be used during class. If the need arises, for computer use, the instructor will notify you in advance.

#### **4.1.1.1. Diversity Statement**

In this class, the teacher will establish and support an environment that values and nurtures individual and group differences and encourages engagement and interaction. Understanding and respecting multiple experiences and perspectives will serve to challenge and stimulate all of us to learn about others, about the larger world and about ourselves. By promoting diversity and intellectual exchange, we will not only mirror society as it is, but also model society as it should and can be.

#### **4.1.1.2. Disabilities Statement**

Students with disabilities, including but not limited to physical, psychiatric, or learning disabilities, who wish to request accommodations in this class should notify the Disability Services Office early in the semester so that the appropriate arrangements may be made. In accordance with federal law, a student requesting accommodations must provide acceptable documentation of his/her disability to the Disability Services Office. For more information, call or visit the Disability Services Office at Levelland (Student Health & Wellness Office) 806-716-2577, Reese Center (Building 8) 806-716-4675, or Plainview Center (Main Office) 806-716-4302 or 806-296-9611.

#### **4.1.1.3 Non-Discrimination Statement**

South Plains College does not discriminate on the basis of race, color, national origin, sex, disability or age in its programs and activities. The following person has been designated to handle inquiries regarding the non-discrimination policies: Vice President for Student Affairs, South Plains College, 1401 College Avenue, Box 5, Levelland, TX 79336. Phone number 806-716-2360.

#### **4.1.1.4 Title IX Pregnancy Accommodations Statement**

If you are pregnant, or have given birth within six months, Under Title IX you have a right to reasonable accommodations to help continue your education. To activate accommodations you must submit a Title IX pregnancy accommodations request, along with specific medical documentation, to the Director of Health and Wellness. Once approved, notification will be sent to the student and instructors. It is the student's responsibility to work with the instructor to arrange accommodations. Contact the Director of Health and Wellness at 806-716-2362 or email [cgilster@southplainscollege.edu](mailto:cgilster@southplainscollege.edu) for assistance.

If you are experiencing any of the following symptoms please do not attend class and either seek medical attention or get tested for COVID-19.

- Cough, shortness of breath, difficulty breathing
- Fever or chills
- Muscles or body aches
- Vomiting or diarrhea
- New loss of taste and smell

Please also notify DeEtte Edens, BSN, RN, Associate Director of Health & Wellness, at [dedens@southplainscollege.edu](mailto:dedens@southplainscollege.edu) or 806-716-2376.

#### **4.1.1.5 OPTIONAL STATEMENT - Campus Concealed Carry Statement (Rev. 7/28/2021)**

Texas Government Code 411.2031 et al. authorizes the carrying of a concealed handgun in South Plains College buildings by individuals and in accordance with Texas Government Code 411.209 (a). All holders of a valid Texas License to Carry may carry on their person a handgun that is concealed in accordance with Texas Penal Code 46.03 (a-2).

Qualified law enforcement officers or those who are otherwise authorized to carry a concealed handgun in the State of Texas are also permitted to do so. Pursuant to Penal Code (PC) 46.035 and South Plains College policy. Individuals may not carry a concealed handgun in restricted locations.

For a list of locations and Frequently Asked Questions, please refer to the Campus Carry page at: <http://www.southplainscollege.edu/campuscarry.php>

Report violations to the College Police Department at 806-716-2396 or 9-1-1.