

MASTER OF LAND AND PROPERTY DEVELOPMENT AND MASTER OF REAL ESTATE COMBINED DEGREE PROGRAM

The Master of Land and Property Development (MLPD), administered by the College of Architecture, is an entrepreneurship-oriented program of study which combines business and finance with physical planning, design, and construction. The MLPD program dissolves the boundaries between planning, construction and environmental issues and between finance, accounting and market issues. However, through rigorous training in due diligence, site analysis, entitlements, project management, and market and financial analysis, graduates also become uniquely prepared for the real-world.

The Master of Real Estate (MRE) Program, administered by Mays Business School, is primarily designed to provide broad preparation for the practice of commercial real estate consulting, valuation, brokerage, development, lending and capital markets, investment, asset management and corporate real estate.

The combined degree pairs these two programs, allowing the student to complete both more quickly than they would if taken separately. Students completing degrees in both will have the full set of skills needed to practice real estate development, from conception and financing, to site development and build out.

Program Requirements

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Student's Advisory Committee

After receiving admission to graduate studies and enrolling for coursework, the student will consult with the head of the department or his delegate concerning appointment of the chair of his or her advisory committee. The student's advisory committee for the master's degree

will consist of no fewer than three members of the graduate faculty representative of the student's fields of study and research. The chair or one of the co-chairs of the advisory committee must be from the student's department, and at least one or more of the members must have an appointment to a department other than the student's major department.

The chair, in consultation with the student, will select the remainder of the advisory committee. The student will interview each prospective committee member to determine whether he or she is willing to serve. Only graduate faculty members located on Texas A&M University campuses may serve as chair of a student's advisory committee.

Other graduate faculty members located off-campus may serve as a member or co-chair (but not chair), with a member as the chair. The chair of the committee, who usually has immediate supervision of the student's degree plan, has the responsibility for calling required meetings of the committee, and for calling meetings at any other time considered desirable.

If the chair of a student's advisory committee voluntarily leaves the University and the student wants the chair to continue to serve in this role, the student is responsible for securing a current member of the University Graduate Faculty, from her/his academic program and located on the respective Texas A&M University campus, to serve as the co-chair of the committee. If the committee chair is on an approved leave of absence, s/he can remain as chair without a co-chair for up to one year with written approval of the Department Head or chair of the intercollegiate faculty. Extensions beyond the one year period can be granted with additional approval of the Dean.

If the chair of the student's advisory committee is unavailable for an extended time in any academic period during which the student is involved in activities relating to an internship, thesis or professional paper and is registered for courses such as 684, 685, 689, 691, or 693, the student may request, in writing, that the department head appoint an alternate advisory committee chair during the interim period.

The duties of the committee include responsibility for the proposed degree plan, the research proposal, the thesis and the final examination. In addition, the committee, as a group and as individual members, is responsible for counseling the student on academic matters, and, in the case of academic deficiency, initiating recommendations to the Graduate and Professional School.

The committee members' approval on the degree plan indicate their willingness to accept the responsibility for guiding and directing the entire academic program of the student and for initiating all academic actions concerning the student. Although individual committee members may be replaced by petition for valid reasons, a committee cannot resign *en masse*.

Degree Plan

The student's advisory committee, in consultation with the student, will develop the proposed degree plan. The degree plan must be completed and filed with the Graduate and Professional School prior to the deadlines imposed by the student's college, and no later than 90 days prior to the date of the final oral examination.

This proposed degree plan should be submitted through the online Document Processing Submission System located on the website [http://\(http://ogsdps.tamu.edu\)/ogsdps.tamu.edu](http://(http://ogsdps.tamu.edu)/ogsdps.tamu.edu).

A student submitting proposed degree plans for Master of Land and Property Development degrees should designate on the official degree plan form the program option desired by checking "thesis option" or "non-thesis option." Additional coursework may be added to the approved degree plan by petition if it is deemed necessary by the advisory committee to correct deficiencies in the student's academic preparation. No changes can be made to the degree plan once the student's Request for Final Examination or Request for Final Examination Exemption is approved by the Graduate and Professional School.

Credit Requirement

A minimum of 32 credit hours of coursework is required for the Master of Land and Property Development thesis track. An acceptable thesis is required for the Master of Land and Property Development degree for a student who selects the thesis option program.

A minimum of 36 credit hours of coursework and satisfactory final examination is required for the Master of Land and Property Development for the non-thesis track.

Transfer of Credit

A student who has earned 12 hours of graduate credit in resident study at Texas A&M University may be authorized to transfer courses in excess of the limits prescribed above upon the advice of the advisory committee and with the approval of the Graduate and Professional School. Graduate and/or upper-level undergraduate courses taken in residence at an accredited U.S. institution or approved international institution with a final grade of B or greater might be considered for transfer credit if, at the time the courses were completed, the student was in degree-seeking status at Texas A&M University or at the institution at which the courses were taken, and if the courses would be accepted for credit toward a similar degree for a student in degree-seeking status at the host institution. Otherwise, the limitations stated in the preceding section apply. Coursework in which no formal grades are given or in which grades other than letter grades (A or B) are earned (for example, CR, P, S, U, H, etc.) is not accepted for transfer credit. Courses appearing on the degree plan with grades of D, F or U may not be absolved by transfer work. Credit for thesis research or the equivalent is not transferable. Credit for coursework submitted for transfer from any college or university must be shown in semester credit hours or equated to semester credit hours. An official transcript from the university at which the transfer coursework was taken must be sent directly to the Office of Admissions.

Courses used toward a degree at another institution may not be applied for graduate credit. If the course to be transferred was taken prior to the conferral of a degree at the transfer institution, a letter from the Registrar at that institution stating that the course was not applied for credit toward the degree must be submitted to the Graduate and Professional School.

Grades for courses completed at other institutions are not included in computing the GPA.

Limitations on the Use of Transfer, Extension and Certain Other Courses

Thesis Option

If otherwise acceptable, certain courses may be used toward meeting credit-hour requirements for the master's degree thesis option under the following limitations.

- The maximum number of credit hours which may be considered for transfer credit is the greater of 12 hours or one-third (1/3) of the total hours of a degree plan. The following restrictions apply:
 - Graduate and/or upper-level undergraduate courses taken in residence at an accredited U.S. institution or approved international institution with a final grade of B or greater will be considered for transfer credit if, at the time the courses were completed, the student was in degree-seeking status at Texas A&M University or at the institution at which the courses were taken; and if the courses would be accepted for credit toward a similar degree for a student in degree-seeking status at the host institution.
 - Courses previously used for another degree are not acceptable for degree plan credit.
- The maximum number of credit hours taken in post-baccalaureate non-degree (G6) classification at Texas A&M University which may be considered for application to the degree plan is 12.
- A zero credit 684 or 685 course is only allowed for non-thesis option master's students. A zero credit 681 course can be used for either thesis or non-thesis option master's students. Other courses, including 691 (Research) hours, are not eligible for zero credit.
- Any combination of 684, 685, 691 and 693 may not exceed 25 percent of the total credit hour requirement shown on the individual degree plan:
 - A maximum of 8 hours in the combination of 691 (Research) and 684 (Professional Internship) and/or
 - Up to 8 hours of 685 (Directed Studies), or
 - Up to 3 hours of 693 (Professional Study).
- A maximum of 2 hours of 681 (Seminar).
- A maximum of 9 hours of advanced undergraduate courses (300- or 400-level).
- For graduate courses of three weeks' duration or less, taken at other institutions, up to 1 hour of credit may be obtained for each five-day week of coursework. Each week of coursework must include at least 15 contact hours.
- Continuing education courses may not be used for graduate credit.
- Extension courses are not acceptable for credit.
- For non-distance degree programs, no more than 50 percent of the non-research coursework required for the program may be completed through distance education courses.
- To receive a graduate degree from Texas A&M University, students must earn one-third or more of the credits through the institution's own direct instruction. This limitation also applies to joint degree programs.

Exceptions will be permitted only in unusual cases and when petitioned by the student's advisory committee and approved by the Graduate and Professional School.

Non-Thesis Option

If otherwise acceptable, certain courses may be used toward meeting credit-hour requirements for the master's degree non-thesis option under the following limitations.

- The maximum number of credit hours which may be considered for transfer credit is the greater of 12 hours or one-third (1/3) of the total hours of a degree plan. The following restrictions apply:
 - Graduate and/or upper-level undergraduate courses taken in residence at an accredited U.S. institution or approved

international institution with a final grade of B or greater will be considered for transfer credit if, at the time the courses were completed, the student was in degree-seeking status at Texas A&M University or at the institution at which the courses were taken; and if the courses would be accepted for credit toward a similar degree for a student in degree-seeking status at the host institution.

- Courses previously used for another degree are not acceptable for degree plan credit.
2. The maximum number of credit hours taken in post-baccalaureate non-degree (G6) classification at Texas A&M University which may be considered for application to the degree plan is 12.
 3. Any combination of 684, 685, and 693 may not exceed 25 percent of the total credit hour requirement shown on the individual degree plan:
 - A maximum of 3 hours of 684 (Professional Internship) and/or
 - Up to 8 hours of 685 (Directed Studies), or
 - Up to 3 hours of 693 (Professional Study).
 4. A maximum of 2 hours of 681 (Seminar).
 5. A maximum of 9 hours of advanced undergraduate courses (300- or 400-level).
 6. For graduate courses of three weeks' duration or less, taken at other institutions, up to 1 hour of credit may be obtained for each five-day week of coursework. Each week of coursework must include at least 15 contact hours.
 7. No credit hours of 691 (Research) may be used.
 8. Continuing education courses may not be used for graduate credit.
 9. Extension courses are not acceptable for credit.
 10. For non-distance degree programs, no more than 50 percent of the non-research coursework required for the program may be completed through distance education courses.
 11. To receive a graduate degree from Texas A&M University, students must earn one-third or more of the credits through the institution's own direct instruction. This limitation also applies to joint degree programs.

Thesis Option

An acceptable thesis is required for the Master of Land and Property Development degree for a student who selects the thesis option program. The finished work must reflect a comprehensive understanding of the pertinent literature and express in clear English, the problem(s) for study, the method, significance and results of the student's original research. Thesis formatting must be acceptable to the Graduate and Professional School as outlined in the Guidelines for Theses, Dissertations, and Records of Study.

After successful defense (or exemption) and approval by the student's advisory committee and the head of the student's major department (or chair of intercollegiate faculty, if appropriate), the student must submit the thesis in electronic format as a single PDF file to <https://etd.tamu.edu/>. Additionally, a thesis approval form with original signatures must be received by the Graduate and Professional School through the Academic Requirements Completion System (ARCS). Both the PDF file and the completed approval form must be received by the deadline.

Deadline dates for submitting the thesis are announced each semester or summer term in the "Graduate and Professional School Calendar" (see Time Limit statement). These dates also

can be accessed *via* the Graduate and Professional School (<http://grad.tamu.edu/>) website.

Each student who submits a manuscript for review is assessed a one-time thesis/dissertation processing fee through Student Business Services for the thesis/dissertation services provided. After commencement, theses and dissertations are digitally stored and made available through the Texas A&M Libraries.

A thesis that is deemed unacceptable by the Graduate and Professional School because of excessive corrections will be returned to the student's department head. The manuscript must be resubmitted as a new document, and the entire review process must begin anew. All original submittal deadlines must be met during the resubmittal process in order to graduate.

Thesis Proposal

For the thesis option Master of Land and Property Development degree, the student must prepare a thesis proposal for approval by the advisory committee and the head of the major department. This proposal must be submitted to the Graduate and Professional School at least 20 working days prior to the scheduling of the final examination.

Compliance issues must be addressed if a graduate student is performing research involving human subjects, animals, infectious biohazards and recombinant DNA. A student involved in these types of research should check with the Office of Research Compliance and Biosafety at (979) 458-1467 to address questions about research compliance responsibilities. Additional information can also be obtained on the website <http://rcb.tamu.edu>.

Final Examination/Thesis Defense

The candidate must pass a final examination by dates announced each semester or summer term in the Graduate and Professional School Calendar (<https://grad.tamu.edu/knowledge-center/dates-and-deadlines/dates-and-deadlines/>). To be eligible to take the final examination, a student's GPA must be at least 3.000 for courses on the degree plan and for all courses completed at Texas A&M which are eligible to be applied to a graduate degree, and no unabsolved grades of D, For U can occur for any course listed on the degree plan. To absolve a deficient grade, the student must repeat the course at Texas A&M University and achieve a grade of C or better. All coursework on the degree plan must have been completed with the exception of those hours for which the student is registered. For thesis-option students, have an approved thesis proposal must be on file in the Graduate and Professional School according to published deadlines prior to the final examination or submission of the request for exemption from the final examination.

A request to schedule the final examination must be submitted to the Graduate and Professional School *via* ARCS a minimum of 10 working days in advance of the scheduled date for the examination. The Graduate and Professional School will be notified *via* ARCS of any cancellations. A student may be given only one opportunity to repeat the final examination for the master's degree and that must be within a time period that does not extend beyond the end of the next regular semester (Summer terms are excluded).

For thesis option students, the final examination covers the thesis and all work taken on the degree plan and at the option of the committee may be written or oral or both. The final examination may not be administered before the thesis is available to all members of the student's advisory committee in substantially final form, and all members have had

adequate time to review the document. The examination is conducted by the student's advisory committee as finally constituted. A thesis option student must be registered at the University in the semester or summer term in which the final examination is taken. Persons other than members of the graduate faculty may, with mutual consent of the candidate and the major professor, attend final examinations for advanced degrees. Upon completion of the questioning of the candidate, all visitors must excuse themselves from the proceedings. A positive vote by all members of the graduate committee with at most one dissension is required to pass a student on his or her exam. A department, or interdisciplinary degree program, may have a stricter requirement provided there is consistency within all degree programs within a department or interdisciplinary degree program.

Final Examination Grading

The student's advisory committee will conduct this examination. The student's department will promptly report the results of the Final Examination to the Graduate and Professional School *via* the Academic Requirements Completion System (ARCS) within 10 working days of completion of the final examination. If an approved committee member substitution (one only) has been made, their approval must be submitted to the Graduate and Professional School *via* ARCS.

If the program requires the advisory committee to include at least one external member – with an appointment to a department other than the student's major department – and the substitution is for the sole external member of the advisory committee, then the substitute must also be external to the student's major department. In extenuating circumstances, with approval of the Graduate and Professional School, an exception to this requirement may be granted.

A thesis option candidate may petition to be exempt from the final examination provided the degree plan GPA is 3.500 or greater and they have the approval of the advisory committee, the head of the student's major department, or intercollegiate chair, if appropriate, and the Graduate and Professional School. It is required that the petition for exemption be submitted the same semester the student intends to submit the thesis.

Non-Thesis Option

A final comprehensive examination is required for the non-thesis Master of Land and Property Development program and no exemptions are allowed. The requirements as to level of courses and examinations are the same as for the thesis option Master of Land and Property Development.

The final exam cannot be held prior to the mid-point of the semester if questions on the exam are based on courses in which the student is currently enrolled. If a student has completed all required degree plan coursework, the student is not required to be registered for classes in the semester the final examination is administered (unless they hold an assistantship). For specific final examination requirements, a student should check the program requirements for the degree in which they are pursuing.

The student's department will promptly report the results of the Final Examination to the Graduate and Professional School *via* the Academic Requirements Completion System (ARCS) within 10 working days of completion of the final examination. If an approved committee member substitution (one only) has been made, their approval must be submitted to the Graduate and Professional School *via* ARCS.

If the program requires the advisory committee to include at least one external member – with an appointment to a department other than the student's major department – and the substitution is for the sole external member of the advisory committee, then the substitute must also be external to the student's major department. In extenuating circumstances, with approval of the Graduate and Professional School, an exception to this requirement may be granted.

Master of Real Estate in Land Economics and Real Estate

Program Requirements

- Student's Advisory Committee (p. 4)
- Degree Plan (p. 4)
- Credit Requirement (p. 4)
- Transfer of Credit (p. 4)
- Limitations on the Use of Transfer, Extension and Certain Other Courses (p. 5)
- Final Examination (p. 5)

Student's Advisory Committee

The MRE student's advisory committee consists of the Director of the MRE Program, who is a member of the Department of Finance at Mays Business School. The Director has the responsibility of approving the proposed degree plans for MRE students. When necessary, recommendations in cases of academic deficiency will be made to the Graduate and Professional School.

Degree Plan

The degree plan must be filed with the Graduate and Professional School and approved by the MRE Director before the deadline imposed by the student's college and no later than dates announced in the GPS calendar of deadlines for graduation. It is recommended that students who are planning to take additional courses after the completion of the Mays MRE core courses meet with the academic counselor in the Mays MRE Program office. Additional coursework may be added to the approved degree plan by petition. No changes can be made to the degree plan once the student's Request for Final Examination or Request for Final Examination Exemption is approved by the Graduate and Professional School.

Credit Requirement

A minimum of 36 semester credit hours of approved courses is required for the Master of Real Estate degree.

Transfer of Credit

A student who has earned 12 hours of graduate credit in residence at Texas A&M University may be authorized to transfer courses in excess of the limits prescribed above upon the advice of the advisory committee and with the approval of the Graduate and Professional School. Graduate and/or upper-level undergraduate courses taken in residence at an accredited U.S. institution or approved international institution with a final grade of B or greater, might be considered for transfer credit if, at the time the courses were completed, the courses would be accepted for credit toward a similar degree for a student in degree-seeking status at the host institution. Otherwise, the limitations stated in the preceding section apply. Coursework in which no formal grades are given or in which grades other than letter grades (A or B) are earned (for example, CR, P, S, U, H, etc.) is not accepted for transfer credit. Courses appearing on the degree plan with grades of D, F or U may not be

absolved by transfer work. Credit for thesis research or the equivalent is not transferable. Credit for coursework submitted for transfer from any college or university must be shown in semester credit hours or equated to semester credit hours. An official transcript from the university at which the transfer coursework was taken must be sent directly to the Office of Admissions.

Courses used toward a degree at another institution may not be applied for graduate credit. If the course to be transferred was taken prior to the conferral of a degree at the transfer institution, a letter from the Registrar at that institution stating that the course was not applied for credit toward the degree must be submitted to the Graduate and Professional School.

Grades for courses completed at other institutions are not included in computing the GPA.

Limitations on the Use of Transfer, Extension and Certain Other Courses

Some departments may have more restrictive requirements for transfer work. If otherwise acceptable, certain courses may be used toward meeting credit-hour requirements for the master's degree under the following limitations.

1. The maximum number of credit hours which may be considered for transfer credit is the greater of 12 hours or one-third (1/3) of the total hours of a degree plan. The following restrictions apply:
 - Graduate and/or upper-level undergraduate courses taken in residence at an accredited U.S. institution, or approved international institution with a final grade of B or greater will be considered for transfer credit if, at the time the courses were completed, the student was in degree-seeking status at Texas A&M University, or the student was in degree-seeking status at the institution at which the courses were taken; and if the courses would be accepted for credit toward a similar degree for a student in degree-seeking status at the host institution.
 - Courses previously used for another degree are not acceptable for degree plan credit.
2. The maximum number of credit hours taken in post-baccalaureate non-degree (G6) classification at Texas A&M University which may be considered for application to the degree plan is 12.
3. A zero credit 684 or 685 course is only allowed for non-thesis option master's students. A zero credit 681 course can be used for either thesis or non-thesis option master's students. Other courses, including 691 (Research) hours, are not eligible for zero credit.
4. Any combination of 684, 685, 690 and 695 may not exceed 25 percent of the total credit hour requirement shown on the individual degree plan:
 - A maximum of 3 hours of 684 (Professional Internship) and/or
 - Up to 4 hours of 685 (Directed Studies), and
 - Up to 3 hours of 690 (Theory of Research), and
 - Up to 3 hours of 695 (Frontiers in Research).
5. A maximum of 2 hours of 681 (Seminar).
6. A maximum of 9 hours of advanced undergraduate courses (300- or 400-level).
7. For graduate courses of three weeks' duration or less, taken at other institutions, up to 1 hour of credit may be obtained for each five-day week of coursework. Each week of coursework must include at least 15 contact hours.
8. No credit hours of 691 (Research) may be used.
9. Continuing education courses may not be used for graduate credit.
10. Extension courses are not acceptable for credit.
11. For non-distance degree programs, no more than 50 percent of the non-research coursework required for the program may be completed through distance education courses.
12. To receive a graduate degree from Texas A&M University, students must earn one-third or more of the credits through the institution's own direct instruction. This limitation also applies to joint degree programs.

Exceptions will be permitted only in unusual cases and when petitioned by the student's advisory committee and approved by the Graduate and Professional School.

Final Examination

A final oral examination is not required for the Master of Real Estate degree.

Additional Requirements

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Master of Real Estate in Land Economics and Real Estate (p. 4)

Master of Land and Property Development in Land and Property Development

Additional Requirements

- Residence (p. 5)
- Continuous Registration (p. 5)
- Time Limit (p. 6)
- Foreign Languages (p. 6)
- Internship or Practicum (p. 6)
- Application for Degree (p. 6)

Residence

A student must complete 12 credit hours in resident study at Texas A&M University to satisfy the residence requirement for the thesis option Master of Land and Property Development. There is no residence requirement for the non-thesis Master of Land and Property Development; however, attention is directed to the rules regarding Limitations on the Use of Transfer, Extension and Certain Other Courses.

Students who are employed full-time while completing their degree may fulfill total residence requirements by completion of less-than-full time course loads each semester. In order to be considered for this, the student is required to submit a Petition for Waivers and Exceptions along with verification of his/her employment to the Graduate and Professional School.

See Residence Requirements (<http://catalog.tamu.edu/graduate/academic-expectations-general-degree-requirements/#degreerequirementstext>).

Continuous Registration

A student in the thesis option of the Master of Land and Property Development program who has completed all coursework on his/her degree plan other than 691 (Research) is required to be in continuous registration until all requirements for the degree have been completed.

Non-thesis option students are not required to be registered once they have completed all of the degree plan coursework.

See Continuous Registration Requirements (<http://catalog.tamu.edu/graduate/academic-expectations-general-degree-requirements/#registrationandacademicstatustext>).

Time Limit

All degree requirements must be completed within a period of seven consecutive years for the degree to be granted. A course will be considered valid until seven years after the end of the semester in which it is taken. Graduate credit for coursework which is more than seven calendar years old at the time of the final examination (oral or written) may not be used to satisfy degree requirements. A student who has chosen the thesis option must have the final corrected copies of the thesis cleared by the Graduate and Professional School no later than one year after the final examination, or approval of a petition for exemption from the final exam, or within the seven-year time limit, whichever occurs first. Failure to do so will result in the degree not being awarded.

Foreign Languages

A foreign language is not required for the Master of Land and Property Development degree.

Internship or Practicum

A student who undertakes a professional internship in partial fulfillment of master's degree requirements after completing all course requirements for the master's degree must return to the campus for the final examination. The final examination is not to be administered until all other requirements for the degree, including any internship, have been substantially completed.

Application for Degree

For information on applying for your degree, please visit the Graduation (<http://catalog.tamu.edu/graduate/academic-expectations-general-degree-requirements/#degreerequirementstext>) section.

Master of Real Estate in Land Economics and Real Estate

Additional Requirements

- Residence (p. 6)
- Time Limit (p. 6)
- Foreign Languages (p. 6)
- Internship or Practicum (p. 6)
- Application for Degree (p. 6)

Residence

A student must complete 12 credit hours in resident study at Texas A&M University to satisfy the residence requirement for the Master of Real Estate degree.

Students who are employed full-time while completing their degree may fulfill total residence requirements by completion of less-than-full time course loads each semester. In order to be considered for this, the student is required to submit a Petition for Waivers and Exceptions along with verification of his/her employment to the Graduate and Professional School.

See Residence Requirements (<http://catalog.tamu.edu/graduate/academic-expectations-general-degree-requirements/#degreerequirementstext>).

Time Limit

All degree requirements must be completed within a period of seven consecutive years for the degree to be granted. A course will be considered valid until seven years after the end of the semester in which it is taken. Graduate credit for coursework which is more than seven calendar years old at the time of the final examination (oral or written) may not be used to satisfy degree requirements.

Foreign Languages

A foreign language is not required for the Master of Real Estate degree.

Internship or Practicum

A student who undertakes a professional internship in partial fulfillment of master's degree requirements after completing all course requirements for the master's degree must return to the campus for an examination. An examination is not to be administered until all other requirements for the degree, including any internship, have been substantially completed.

Application for Degree

For information on applying for your degree, please visit the Graduation (<http://catalog.tamu.edu/graduate/academic-expectations-general-degree-requirements/#degreerequirementstext>) section.