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CHAPTER 23 ACTIVITY Expressing your Opinion



Directions: The law called "statute of frauds" requires that certain types of contracts must be in writing to be enforceable in court. A contract for the sale of real estate is one type of contract covered by the statute of frauds. Consider the following situation, and then answer the question that follows.

The House Sale

Carmen wants to sell her house. Dale contacts her after meeting her at a party, since he is looking for a house in her neighborhood. They discuss the matter over the phone. Then Dale comes over, and they reach an agreement on a price of \$185,000. Carmen agrees to fence the backyard as part of the deal and to replace the roof. They do not sign a contract.

Carmen goes ahead and hires a contractor to fence the yard and work on the roof. Two days after the work is started, Dale calls to say that he is backing out on the deal because he is being transferred to another city. Carmen has spent \$3,750 so far.

What is a fair result to this situation?	