

# RICHARD L. SPENCER

## PROFESSIONAL INVOLVEMENT

Fellow, American College of Real Estate Lawyers.  
Board Certified in Commercial, Residential Real Estate Law & POA law.  
Chairman, Texas Assignment of Rents Act Drafting Committee (*Ch. 64 Texas Property Code*);  
Chairman, Texas Real Estate Forms Committee, 27-year Member.  
Chairman, Real Property, Probate and Trust Law Section, Council Member.  
Chairman, Texas College of Real Estate Attorneys, Board of Directors.  
Board of Directors, State Bar College, 37-year Member and Life Fellow.  
Texas Board of Legal Specialization, Real Estate Advisory Commission.  
State Bar of Texas, 4 D-10 Grievance Committee Member.  
Texas Bar Foundation, Life Fellow.  
Houston Real Estate Lawyers Council, Member.  
American Inns of Court, Master.  
Licensed Real Estate Broker-Texas.  
Committee on Brokers and Brokerage-ABA; and  
Briefing Attorney, Hon. Richard N. Countiss, Texas Court of Appeals.

## LEGAL HONORS

State Bar of Texas: “*Distinguished Real Estate Attorney Lifetime Achievement Award*” 2023.  
State Bar of Texas: “*Weatherbie Workhorse*” Award.  
State Bar CLE: “*Standing Ovation*” Award.  
State Bar College: Jim Bowmer “*Professionalism*” Award.  
Society of Legal Scholars.  
Best Lawyers in America-Real Estate.  
Texas Monthly “*Super Lawyer*”.  
ConnectCRE 2022 Lawyers in Real Estate Award.  
H-Magazine “*Top Lawyer*”.  
“*AV*” rated by Martindale Hubbell; and  
AVVO rating of “*10*”—Superb.

## CONTINUING LEGAL EDUCATION

**Course Director:** State Bar of Texas-Advanced Real Estate Law.  
Advanced Real Estate Drafting.  
Advanced Real Estate Strategies.  
University of Texas; Mortgage Lending Institute.  
Leasing Institute, and  
South Texas College of Law Real Estate Course.

**Author and Speaker:** State Bar of Texas-Advanced Real Estate Law,  
Advanced Real Estate Drafting,  
University of Texas-Mortgage Lending Institute,  
South Texas College of Law-Real Estate Law Program,  
Advanced Real Estate Strategies,  
State Bar College Summer School,  
State Bar of Texas-Real Estate Forms Manual and Foreclosure Manual,  
Texas Lawyer,  
Houston Bar Association,  
Houston SBA Advisory Council; and  
Gulf Coast Legal Foundation.

**CLE Planning Committees:** Advanced Real Estate Drafting Course,  
Advanced Real Estate Law Course,  
South Texas College of Law-Real Estate Program,  
Advanced Real Estate Strategies,  
Doing your First HOA/POA Foreclosure,  
University of Texas; Mortgage Lending Institute,  
UT Leasing Institute, and  
State Bar College Summer School.

## **LAW LICENSES**

Texas,  
U.S. Supreme Court,  
5th Circuit Court of Appeals, and  
U.S. District Courts Northern and Southern Districts of Texas.

## **EDUCATION**

### COLLEGE OF LAW, UNIVERSITY OF HOUSTON

Graduated with a J.D. degree, Author of: *"Commerce v. Consumer, a Texas Position on Due-On-Sale Clauses."*

### GRADUATE SCHOOL OF BUSINESS, UNIVERSITY OF TEXAS AT AUSTIN

Awarded MBA degree, with concentrations in Finance and Accounting; Author of: *"Accounting and Financial Problems and Procedures of a Brazilian Multinational Firm."*

### UNIVERSITY OF TEXAS AT AUSTIN

B.B.A., majored in Finance and Accounting.

## **COMMUNITY ACTIVITIES**

1981-2023 Founding Member and President; West University Rotary Club. HAY Center Foundation; Chairman, and Board of Directors; Recognized with “Raise-a-Glass” award. Dyslexia School of Houston Board of Directors. West U Rotary Foundation; Board of Directors. MS-150; 6-time participant and Club 300 member. Director for Graduate Business Network; University of Texas Austin. American Heart Association; Jump Rope for Hearts-Board Member. Charter Review Commission, Park Land Acquisition Committee and Long-Range Planning Committees; City of West University Place, Texas. Chairman and Secretary; West University Place Party. Treasurer and Secretary; Tri-Sports Association of West University Place. Athletic Committee State Bar of Texas. Scholarship Committee; Texas Ex-Students Association. Little League and Soccer Coach, West University Place. Pro bono Real Estate Attorney for First Presbyterian Church, HAY Center Foundation Code Academy and Generation One school.