



FORM DESCRIPTION AND REFERENCE

RESIDENTIAL LISTING AGREEMENTS

Exclusive Right to Sell TXR

TXR 1101

Designed for listings for the sale of 1-4 family residential dwellings including condominiums, townhomes, and patio homes. Appropriate addenda may be attached. May also be used for the listing of the sale of vacant residential lots.

Revision Date: 8/23/2024 Type: R

Exclusive Right to Lease

TXR 1102

Designed for listings for the lease of 1-4 family residential dwellings including condos, townhomes, and patio homes. Appropriate addenda may be attached.

Revision Date: 8/23/2024 Type: R

FARM AND RANCH LISTING AGREEMENTS

Exclusive Right to Sell

TXR 1201

Designed for listings for the sale of farm and ranch properties (improved or unimproved). Appropriate addenda may be attached. A Seller's Disclosure Notice may be required unless the property is exempt.

Revision Date: 8/23/2024 Type: F

COMMERCIAL LISTING AGREEMENTS

Exclusive Right to Sell

TXR 1301

Designed for listings for the sale of commercial properties (improved or unimproved). Appropriate addenda may be attached.

Revision Date: 7/8/22 Type: C

Exclusive Right to Lease

TXR 1302

Designed for listings for the lease of commercial properties (improved or unimproved). Appropriate addenda may be attached.

Revision Date: 7/8/22 Type: C

Exclusive Right to Sublease

TXR 1303

Designed for listings of commercial properties when an existing tenant desires to market for sublease the space the tenant occupies. Appropriate addenda may be attached.

Revision Date: 7/8/22 Type: C

LISTING ADDENDA AND RELATED FORMS

Condominium Addendum to Listing

TXR 1401

Designed to be used as an addendum to Texas REALTORS® listing forms if the property is a condominium.

Revision Date: 1/7/04 Type: R, C

Named Exclusions Addendum to Listing

TXR 1402

Designed to be used as an addendum to any Texas REALTORS® listing form for the purpose of excluding named prospects from the listing.

Revision Date: 6/24/24 Type: R, F, C

Exclusive Agency Addendum to Listing

TXR 1403

Designed to be used as an addendum to any Texas REALTORS® listing form to create an exclusive agency.

Revision Date: 6/24/24 Type: R, F, C

(LISTING ADDENDA AND RELATED FORMS – CONTINUED)

Amendment to Listing

TXR 1404

May be used to amend any Texas REALTORS® Listing Agreement for any reason.

Revision Date: 6/24/24 Type: R, F, C

Request for Information from an Owners' Association

TXR 1405

Designed to be used for a seller or buyer to request the owner's association to prepare a resale certificate and deliver copies of the association's documents. It is suggested to obtain such information shortly after taking a listing.

Revision Date: 3/2/12 Type: R

Seller's Disclosure Notice

TXR 1406

Designed to be used to comply with § 5.008 of the Texas Property Code requiring a seller of not more than one residential dwelling to deliver such notice to the buyer on or before the effective date of a contract. Complies with paragraph 7 of many of the TREC contract forms. It is suggested to ask seller to complete the notice at the time of listing. May need to be updated if property condition changes or seller later becomes aware of any defect. Refer to § 5.008 to determine if the notice (whether residential or farm and ranch property) is required for any specific transaction. *Revision Date: 7/10/23 Type: R, F*

** TREC has a similar version of this form available for use (TREC No. 55-0 Seller's Disclosure Notice).*

Information About On-Site Sewer Facility

TXR 1407

Designed to be used by the seller to deliver additional information to the buyer about the septic system or other on-site sewer facility. The form requests and contains information that a prospective buyer may wish to review or locate before purchasing a property with a septic system or other on-site sewer facility.

Revision Date: 1/7/04 Type: R, F, C

Commercial Property Condition Statement

TXR 1408

Designed to be used in connection with commercial sales or commercial leases (improved or unimproved). Purpose is the same as the residential seller's disclosure notice but is not required by law. It is suggested to ask seller or landlord to complete the notice at the time of the listing.

Revision Date: 7/8/22 Type: C

Intermediary Relationship Notification

TXR 1409

Designed to be provided to buyer (tenant) and seller (landlord) when the intermediary relationship in a transaction becomes apparent. To be given to buyer (tenant) and seller (landlord) prior to making an offer to buy or lease an "in-house" listing. To be used only if buyer (tenant) previously signed a buyer (tenant) representation agreement and seller (landlord) previously signed a listing agreement, both authorizing the intermediary relationship in the event of an in-house transaction.

Revision Date: 8/23/2024 Type: R, F, C

Termination of Listing

TXR 1410

May be used to terminate any Texas REALTORS® residential or farm and ranch listing agreement.

Revision Date: 4/14/06 Type: R, F

Keybox Authorization by Tenant

TXR 1411

Designed to be used when a listed property is tenant occupied and a keybox is to be placed on the property.

Revision Date: 1/7/04 Type: R, F, C

Seller's Authorization to Disclose and Advertise Certain Information

TXR 1412

May be used as authorization from seller that agent may disclose and/or advertise certain information concerning the property to prospective buyers, other brokers, and on Multiple Listing Services (MLS) (for example, information regarding amounts seller would consider contributing towards buyer's expenses, seller's reasons for placing the property on the market, any conditions of sale, or phrases such as "terms are negotiable," or "bring all offers").

Revision Date: 6/24/24 Type: R, F

(LISTING ADDENDA AND RELATED FORMS – CONTINUED)

Request for Mortgage Information

TXR 1413

May be used to request mortgage information from any lienholder. The form will most commonly be used at or near the time of listing but may be used at any time. May be used in connection with any type of transaction.

Revision Date: 1/7/04 Type: R, F, C

Information About Special Flood Hazard Areas

TXR 1414

Designed to be used as an informational tool that brokers may provide to buyers or sellers. Discusses FEMA requirements and the flood insurance rates for properties located in special flood hazard areas. The form is specifically referenced in the Texas REALTORS® seller disclosure notice. The form may be attached to the seller's disclosure notice or given separately.

Revision Date: 10/19/21 Type: R, F, C

Residential Listing Checklist

TXR 1415

May be used to assist the agent and broker when taking a listing as a guide and reminder of matters that may need to be completed and as a record of completion of those matters. The checklist is an internal working document only and is not designed to be provided to the customer or the client.

Revision Date: 1/1/16 Type: R, F

Representation Disclosure

TXR 1417

May be used by an agent of the listing broker to disclose to a consumer that the listing broker represents the seller of the residential property to be shown. May also be used by a broker to inform another party to the transaction or another license holder who represents another party to the transaction who the broker represents to another party or license holder.

Revision Date: 8/23/2024 Type: R, F, C

Update to Seller's Disclosure Notice

TXR 1418

Designed to be used to allow a seller to update the Seller's Disclosure Notice if the seller is aware of new information regarding the condition of the property.

Issue Date: 2/1/18 Type: R, F

Commercial Listing Agreement Termination

TXR 1419

May be used to terminate any Texas REALTORS® commercial listing agreement.

Issue Date: 7/8/22 Type: C

Notice to Purchaser of Special Taxing or Assessment District

TXR 1420

May be used to fulfill seller's obligation to disclose special taxing or assessment district to buyer. If available, seller should use the district's form instead of this form. Not to be used for PIDs.

Issue Date: 2/12/2024 Type: R

BUYER/TENANT REPRESENTATION AGREEMENTS

Residential Buyer/Tenant Representation Agreement

TXR 1501

Designed to be used as an agreement to exclusively represent a buyer or tenant in residential or farm and ranch transactions.

Revision Date: 8/23/2024 Type: R, F

Commercial Buyer/Tenant Representation Agreement

TXR 1502

Designed to be used in commercial transactions only when agent is to represent a prospective buyer/tenant exclusively.

Revision 9/1/2025 Type: C

Termination of Buyer/Tenant Representation Agreement

TXR 1503

Designed to be used to terminate a buyer/tenant representation agreement before the expiration of the term. Buyer/tenant representation may be terminated by other means, such as amending the termination date.

Revision Date: 7/7/04 Type: R, F, C

(BUYER/TENANT REPRESENTATION AGREEMENTS – CONTINUED)

Notice From Buyer's Agent to Seller

TXR 1504

Designed for a buyer's agent to use to advise a seller, with whom the agent may be authorized to deal directly, that the agent will not provide certain services to the seller.

Revision Date: 8/23/2024 Type: R, F, C

Amendment to Buyer/Tenant Representation Agreement

TXR 1505

May be used to amend any Texas REALTORS® Buyer/Tenant Representation form.

Revision Date: 8/23/2024 Type: R, F, C

General Information and Notice to Consumers

TXR 1506

- General Information and Notice to Consumers - May be used as a glossary and general information for buyers, tenants, landlords, and sellers when considering the sale, purchase, or lease of real estate. Much of the information in the form is also in other forms such as the sales contract, the buyer representation agreement, or the seller's disclosure notice. The form may assist the buyer or tenant in developing criteria during their search and may assist the parties in understanding items that may later arise in the transaction.

Revision Date: 9/1/2025 Type: R, F, C

Residential Buyer-Tenant Representation Agreement – Short Form

TXR 1507

Designed to be used for both full and showing service representation of a buyer or tenant in residential transactions.

Issue Date: 6/24/24 Type: R

RESIDENTIAL CONTRACTS

1-4 Family Residential Contract (Resale)

TXR 1601

TREC 20-18

Designed for resales of 1-4 single family dwellings. Not to be used for condominiums or in complex transactions. May be used for resales of townhomes or patio homes. Appropriate addenda may be attached. Not to be used for transactions known as "contracts for deed," "wraps," or "lease purchases."

Revision Date: 11/4/24 Type: R

New Home Contract (Incomplete construction)

TXR 1603

TREC 23-19

Designed for sales of new homes when the property is under construction or is proposed. Not to be used for condominiums or in complex transactions. May be used for sales of new townhomes or patio homes under construction or proposed. Appropriate addenda may be attached. Not to be used for transactions known as "contracts for deed," "wraps," or "lease purchases."

Revision Date: 11/4/24 Type: R

New Home Contract (Complete Construction)

TXR 1604

TREC 24-19

Designed for sales of new homes when construction is complete. Not to be used for condominiums or in complex transactions. May be used for sales of new townhomes or patio homes when construction is complete. Appropriate addenda may be attached. TREC, by policy, considers "new" to mean that the property has never been occupied. After initial occupancy by a homeowner or tenant the property is considered a "resale." Not to be used for transactions known as "contracts for deed," "wraps," or "lease purchases."

Revision Date: 11/4/24 Type: R

Residential Condominium Contract (Resale)

TXR 1605

TREC 30-17

Designed for resales of condominium units. Not to be used where seller owns fee simple title beneath the unit (e.g., townhomes). Not to be used in complex transactions. Appropriate addenda may be attached. Not to be used for transactions known as "contracts for deed," "wraps," or "lease purchases."

Revision Date: 11/4/24 Type: R

Unimproved Property Contract

TXR 1607

TREC 9-17

Designed for sales of vacant residential lots. Limited to transactions where intended use is for 1-4 family residences. Not to be used in complex transactions. Appropriate addenda may be attached. Not to be used for transactions known as "contracts for deed," "wraps," or "lease purchases."

Revision Date: 11/4/24 Type: R

(RESIDENTIAL CONTRACTS – CONTINUED)

New Residential Condominium Contract (Completed Construction)

TXR 1608

Designed for sales of newly constructed condominiums when construction is complete. May also be used for sales of new condominiums constructed as conversion buildings (when the prior use of the building was not for condominiums). Not to be used where buyer receives sole ownership of land beneath the unit (e.g., townhomes). Appropriate addenda may be attached. TREC, by policy, considers "new" to mean that the property has never been occupied. After initial occupancy by a homeowner or tenant the property is considered a resale. Not to be used for transactions known as "contracts for deed," "wraps," or "lease purchases."

Revision Date: 2/3/25 Type: R

New Residential Condominium Contract (Incomplete Construction)

TXR 1609

Designed for sales of new condominiums when the unit is under construction or proposed. May also be used for sales of new condominiums constructed as conversion buildings (when the prior use of the building was not for condominiums). Not to be used where buyer receives sole ownership of land beneath the unit (e.g., townhomes). Appropriate addenda may be attached. TREC, by policy, considers "new" to mean that the property has never been occupied. After initial occupancy by a homeowner or tenant the property is considered a resale. Not to be used for transactions known as "contracts for deed," "wraps," or "lease purchases."

Revision Date: 2/3/25 Type: R

FARM & RANCH CONTRACT

Farm & Ranch Contract

TXR 1701

TREC 25-16

Designed for sales of existing farms or ranches. Not to be used for complex transactions or transactions known as "contracts for deed," "wraps," or "lease purchases."

Revision Date: 11/4/24 Type: F

COMMERCIAL CONTRACTS

Commercial Contract – Improved Property

TXR 1801

Designed for sales of improved commercial property. Not to be used for complex transactions or in "lease purchases."

Revision Date: 7/8/22 Type: C

Commercial Contract – Unimproved Property

TXR 1802

Designed for sales of unimproved commercial property. Not to be used for complex transactions or in "lease purchases."

Revision Date: 7/8/22 Type: C

Commercial Letter of Intent to Purchase

TXR 1803

May be used to summarize the general terms of a proposed purchase and sale agreement for commercial property between the seller and the buyer.

Revision Date: 7/8/22 Type: C

CONTRACT ADDENDA AND RELATED FORMS

Third Party Financing Addendum

TXR 1901 TREC 40-10

To be used with any TREC contract form to make the contract contingent upon the buyer qualifying for and being approved for the financing described in the addendum.

Revision Date: 11/4/24 Type: R, F

Notice of Termination of Contract

TXR 1902 TREC 38-7

Designed to be a notice from the buyer to the seller to terminate the contract under the option provision of the TREC contract forms. Under the option provision, the buyer may choose to: (1) do nothing and let the option period expire; (2) terminate the contract by sending written notice to the seller within the time required; or (3) amend the contract in agreement with the seller and agree to waive the buyer's right to terminate.

Revision Date: 2/19/21 Type: R, F

Amendment to Contract

TXR 1903 TREC 39-10

May be used to amend a TREC contract form for any purpose. May also be used to extend the option period.

Revision Date: 11/4/24 Type: R, F

Release of Earnest Money

TXR 1904

May be used to facilitate the release of earnest money held by an escrow agent under a contract. Typically the form will be used contemporaneously with or shortly after one party under a contract has notified the other party (in writing) that the contract is terminated.

Revision Date: 2/6/02 Type: R, F, C

Addendum for Oil, Gas, and Other Minerals

TXR 1905 TREC 44-2

Used in situations where a seller in a real estate transaction wish to reserve all or an identified percentage interest in the mineral estate owned by the seller, as defined in the addendum.

Revision Date: 11/18/14 Type: R, C

Addendum For Seller's Disclosure of Information On Lead-Based Paint and Lead-Based Paint Hazards as Required by Federal Law

TXR 1906 TREC OP-L

To be attached to a TREC contract form if the property was built before 1978. May also be used in commercial sales of multi-family properties built before 1978. Assists seller and brokers in complying with Lead-Based Paint Hazard Reduction Act. The seller must disclose any knowledge of lead-based paint or hazards in the property, provide the buyer with copies of any records or reports pertaining to lead-based paint or hazards in the property, provide the buyer with a copy of the EPA approved pamphlet entitled, "Protect Your Family From Lead in Your Home," (see Notices, this index) and permit the buyer an opportunity to inspect the property for lead-based paint and hazards.

Revision Date: 10/10/11 Type: R, F, C

Residential Real Property Affidavit T-47

TXR 1907

If the seller agrees to provide the buyer with a copy of an existing survey, the provision in the TREC contract forms requires the seller to also deliver either an affidavit or declaration to the buyer and to the title company. The T-47 affidavit is promulgated by the Texas Department of Insurance. The listing broker may provide the form of the affidavit to the seller for the seller to complete, sign, and return.

Revision Date: 2/1/10 Type: R, F

Sale of Other Property by Buyer

TXR 1908 TREC 10-6

Designed to be used in connection with the TREC promulgated contract forms when the sale is to be contingent on the buyer selling other property he owns. For seller to accept another offer under the terms of this addendum, a "back-up" addendum should be used when negotiating the second offer (TXR 1909). For copies of written notices that may be used in connection with this addendum, see TXR Forms 1912 and 1913.

Revision Date: 12/5/11 Type: R, F

Addendum for "Back-up" Contract

TXR 1909 TREC 11-8

Designed to be used when seller has previously entered into a contract to sell the property and a second buyer wishes to enter into a contract contingent upon the termination of the previous contract. For copies of written notices that may be used in connection with this addendum, see TXR Forms 1912 and 1913.

Revision Date: 11/4/24 Type: R, F

(CONTRACT ADDENDA AND RELATED FORMS – CONTINUED)

Seller's Temporary Residential Lease

TXR 1910 TREC 15-6

Designed for transactions when the seller will temporarily occupy the property after closing. Not to be used in transactions where the seller's occupancy after closing is expected to exceed 90 days. Designed to be used even when seller will occupy the property after closing for only a few days. Not to be used in complex transactions. Buyer becomes landlord and seller becomes tenant. Parties therefore must comply with the Property Code provisions relating to Landlord/Tenant (e.g., smoke detectors, condition, repair remedies, and the like).

Revision Date: 8/8/22 Type: R, F

Buyer's Temporary Residential Lease

TXR 1911 TREC 16-6

Designed for transactions when buyer will temporarily occupy the property before closing. Not to be used in transactions where buyer's occupancy before closing is expected to exceed 90 days. Not to be used in complex transactions or to create "lease purchases." Designed to be used even when buyer will occupy the property before closing for only a few days. Seller becomes landlord and buyer becomes tenant. Parties therefore must comply with the Property Code provisions relating to Landlord/Tenant (e.g., smoke detectors, condition, repair remedies, and the like).

Revision Date: 8/8/22 Type: R, F

Notices Regarding Contingency Under Addendum for Sale of Other Property by Buyer

TXR 1912

Designed for Seller to communicate to Buyer that Seller has accepted a back-up contract and that under the Sale of Other Property Addendum the buyer must either terminate the contract or waive the contingency in the addendum. The buyer may also use the same form to respond.

Revision Date 2/1/18 Type: R, F

Seller's Notice to Buyer of Removal of Contingency Under Addendum for Back-Up Contract

TXR 1913

Designed for Seller to notify Buyer under a back-up contract that the first contract is terminated, and the back-up contract is now the primary contract.

Revision Date: 4/26/04 Type: R, F

Seller Financing Addendum

TXR 1914 TREC 26-7

Required if the paragraph regarding Seller Financing in many of the TREC promulgated contracts is checked.

Revision Date: 11/2/15 Type: R, F

Addendum for Coastal Area Property TXR 1915 TREC 33-2

Designed to be made part of the contract as a notice that the property adjoins and shares a common boundary with the tidally-influenced submerged lands of the state. Required to be provided to a buyer by Section 33.135 of the Texas Natural Resources Code in all types of transactions.

Revision Date: 12/5/11 Type: R, F, C

Addendum for Property Located Seaward of the Gulf Intracoastal Waterway

TXR 1916 TREC 34-4

Notice required to be attached to contract pursuant to Section 61.025 of the Texas Natural Resources Code if the property is located seaward of the Gulf Intracoastal Waterway. Notice is required in all types of transactions.

Revision Date: 12/5/11 Type: R, F, C

Environmental Assessment, Threatened or Endangered Species

TXR 1917 TREC 28-2

Designed to permit buyer to have environmental assessments completed on the property and to terminate the contract if the assessments reveal conditions that adversely affect the property.

Revision Date: 12/5/11 Type: R, F

Short Sale Addendum

TXR 1918 TREC 45-1

Designed to be used in "short-sale" transactions in which the seller's net proceeds at closing will be less than the outstanding balance of the loan secured by the property.

Revision Date: 12/5/11 Type: R, F

Loan Assumption Addendum

TXR 1919 TREC 41-2

To be used with any TREC contract form if the buyer will assume one or more existing loans secured by the property.

Revision Date: 12/5/11 Type: R, F

(CONTRACT ADDENDA AND RELATED FORMS – CONTINUED)

Release of Liability on Assumed Loan and/or Restoration of Seller's VA Entitlement

TXR 1920

TREC 12-3

Designed to be used pursuant to the notice to seller in the paragraph of many of the TREC promulgated contract forms regarding assumptions. Designed to create a provision whereby seller and buyer agree how the seller will be released of liability upon buyer's assumption of the existing note. May also be used for buyer and seller to agree how seller's VA entitlements are to be restored, if applicable.

Revision Date: 12/5/11 Type: R, F

Condominium Resale Certificate

TXR 1921

TREC 32-4

Designed to be used in connection with condominium sales. The Property Code requires a resale certificate in all condominium sales (residential or commercial). Listing brokers may seek to have the owner's association complete the resale certificate at the time of listing. See TXR-1405 for a request form for such documents. Must not be older than 90 days when delivered to buyer.

Revision Date: 11/4/24 Type: R, C

Addendum for Property Subject to Mandatory Membership

TXR 1922

TREC 36-9

Designed to be used when selling a property other than a condominium that is subject to a mandatory assessment. May be used in transactions involving townhomes, patio homes, garden homes, or any 1-4 single family property in which mandatory periodic fees are paid to an owners' association. Transactions involving single family dwellings located in subdivisions in which monthly, quarterly, semi-annual, or annual mandatory payments are to be made to an owners' association may find this form applicable. This addendum refers to the Subdivision Information (TXR 1923).

Revision Date: 11/10/20 Type: R (excluding condominiums)

Subdivision Information, Including Resale Certificate for Property

TXR 1923

TREC 37-5

Designed to be used in conjunction with the Addendum for Property Subject to Mandatory Membership in an Owners' Association (TXR 1922). The form is to be completed by the Owners' Association.

Revision Date: 2/10/14 Type: R (excluding condominiums)

Non-Realty Items Addendum to Contract

TXR 1924

TREC OP-M

Designed to be used when personal property is to be conveyed with the real property. May be used in all types of transactions for the sale of real property.

Revision Date: 10/10/11 Type: R, F, C

Buyer's Walk-Through, Confirmation, and Acceptance Form

TXR 1925

Designed as memorandum of Buyer's decision to or not to: have the property inspected, have the property reinspected after repairs, purchase a residential service contract, "walk through" the property prior to closing, or visit and review the property in person. It is suggested to use the form after any required repairs have been completed and shortly before closing. The form may be used in all types of transactions. If any required repairs are not yet complete, the buyer should not sign the form and the parties should determine how the incomplete repairs will be completed or if the contract should be amended.

Revision Date: 7/8/22 Type: R, F, C

Seller's Invitation to Buyer to Submit New Offer

TXR 1926

Designed to be used when negotiating an offer which is not acceptable to Seller and Seller does not want to make a counter-offer to Buyer, but wishes to invite Buyer to submit another offer with different terms.

Revision Date: 8/27/04 Type: R, F, C

HUD Notice to Purchasers: Importance of Home Inspections

TXR 1928

Lenders are required to provide this form to prospective homebuyers at first contact, be it pre-qualification, pre-approval, or at the time of initial loan application. In any case, the lender must provide the form to the prospective homebuyer no later than at the time of initial loan application. The form must be provided on all transactions that will involve FHA mortgage insurance on an existing property. (The form need not be provided in transactions involving proposed or new construction.) The form does not need to be signed by the buyer. It advises buyer of importance of home inspection.

Revision Date: 10/18/21 Type: R

Authorization to Obtain Consumer Report

TXR 1929

Designed to be used for written authorization from a consumer to obtain a copy of the consumer's credit report. May be used in all types of transactions.

Revision Date: 1/27/98 Type: R, F, C

(CONTRACT ADDENDA AND RELATED FORMS – CONTINUED)

Commercial Contract Condominium Addendum

TXR 1930

Designed to be attached to Improved Property Commercial Contract (TXR 1801) where the property to be sold is a condominium. Necessary to comply with Chapter 82, Texas Property Code.

Revision Date: 4/1/18 Type: C

Commercial Contract Financing Addendum

TXR 1931

Designed to be attached to Texas REALTORS® Commercial Contracts (TXR 1801 or 1802) if the sale is contingent upon the buyer obtaining a certain type of financing or if the seller is to carry a note.

Revision Date: 1/26/10 Type: C

Commercial Contract Amendment

TXR 1932

May be used to amend a Texas REALTORS® commercial contract form.

Revision Date: 7/8/22 Type: C

Condominium Conversion Addendum

TXR 1933

May be used with the new residential condominium contract forms (1608 or 1609) when the condominium is a conversion (when a building had a prior non-condominium use and is converted into a condominium).

Revision Date: 1/2/03 Type: R

Condominium Information Statement

TXR 1934

May be used in connection with sales of newly-constructed or newly-converted condominiums. The Property Code requires the seller or declarant to deliver a condominium information statement in the sale of any newly constructed or converted condominium. Listing brokers may seek to have the declarant (developer) of the condominium complete the condominium information statement at the time of listing.

Revision Date: 1/2/03 Type: R, C

Seller's Estimated Net Proceeds

TXR 1935

Designed to be a worksheet for a broker and seller to evaluate an offer and determine potential or estimated costs and net proceeds.

Revision Date: 2/1/18 Type: R, C, F

Approximation of Buyer's Closing Costs

TXR 1936

Designed to be a worksheet for a broker and buyer to evaluate a buyer's offer and determine potential or estimated costs.

Revision Date: 2/1/18 Type: R, F, C

Commercial Contract Exhibit

TXR 1937

May be used to attach exhibits, such as legal descriptions or renderings, to Texas REALTORS® commercial contract forms.

Revision Date: 1/26/10 Type: C

Commercial Tenant Estoppel Certificate

TXR 1938

Designed to be completed by a tenant occupying commercial space. The tenant certifies that the statements in the certificate are true. Statements in the certificate refer to matters such as the lease term, current rent, any breaches, and other rights or obligations of the party under the lease. The certificate is typically delivered to a lender or prospective lender of the property. Delivery of estoppel certificates may be a requirement of a seller under a contract to sell.

Revision Date: 1/26/10 Type: C

Commercial Contract Termination Notice

TXR 1939

May be used by a buyer or seller under a commercial contract to notify the other party that the contract is terminated under a specific provision of the contract. The most common basis of termination is likely to be under the feasibility and option period, to which the termination notice specifically refers. The form also facilitates the delivery of a release of earnest money.

Revision Date: 1/26/10 Type: C

Commercial Contract Special Provisions Addendum

TXR 1940

Gives more space for additional business details.

(CONTRACT ADDENDA AND RELATED FORMS – CONTINUED)

Relocation Addendum

TXR 1941

To be made a part of the TREC contract form when the seller is a relocation company. The buyer's agent should verify that the form is acceptable to the relocation company and determine if the relocation company requires any special provisions in the form.

Revision Date: 3/1/21 Type: R, F

Commercial Contract Critical Date List

TXR 1942

Provides a timeline for performance dates.

Revision Date: 7/8/22 Type: C

Commercial Contract Assignment of Buyer's Interest

TXR 1943

Designed to transfer the buyer's interest in the property to the assignee named in the contract.

Issue Date: 4/1/14 Type: C

Notice of Withdrawal of Offer

TXR 1945

Designed to be used as a way to either (i) withdraw an offer/counteroffer or (ii) confirm the verbal withdrawal of an offer/counteroffer, prior to acceptance of the offer by the other party.

Issue Date: 2/1/18 Type: R, F, C

Commercial Contract Condominium Addendum (Incomplete Construction)

TXR 1946

Designed to be attached to the Improved Property Commercial Contract (TXR 1801) where the property to be sold is a condominium incomplete construction.

Issue Date: 4/1/18 Type: C

Commercial Request for Evaluation Materials and Confidentiality Agreement

TXR 1947

Designed for a prospective purchaser to request information for review regarding the property and to maintain the confidentiality of the information.

Issue Date: 4/1/18 Type: C

Addendum Concerning Right to Terminate Due to Lender's Appraisal

TXR 1948

TREC 49-1

This addendum addresses the situation where the parties create a contingency to the contract based on the appraisal performed by the lender and termination rights or waiver associated with that contingency.

Issue Date: 11/15/18 Type: R, F

Addendum for Authorizing Hydrostatic Testing

TXR 1949

TREC 48-1

This addendum addresses who pays for and is responsible for damages from a hydrostatic test, if the parties agree to have one performed.

Issue Date: 11/19/19

Type: R, F

Notice of Seller's Termination of Contract

TXR 1950

TREC 50-0

This form is to be used when a seller wishes to terminate an executed contract.

Issue Date: 8/13/18

Type: R, F

Addendum Regarding Residential Leases

TXR 1953

TREC 51-0

Designed to be used when the property is subject to one or more residential leases.

Issue Date: 4/1/21

Type: R

Addendum Regarding Fixture Leases

TXR 1954

TREC 52-0

Designed to be used when the property is subject to one or more fixture leases.

Issue Date: 4/1/21

Type: R

(CONTRACT ADDENDA AND RELATED FORMS – CONTINUED)

Addendum Containing Notice of Obligation to Pay Improvement District

TXR 1955

TREC 53-0

This addendum may be used when the property is located in a public improvement district.

Issue Date: 11/8/21

Type: R

Addendum For Section 1031 Exchange

TXR 1956

TREC 60-0

This addendum is to be attached to a contract where either party intends to use the property to accomplish a Section 1031 Exchange.

Issue Date: 11/4/2024

Type: R, C, F

Residential Real Property Declaration In Lieu of Affidavit T-47.1

TXR 1957

If the seller agrees to provide the buyer with a copy of an existing survey, the provision in the TREC contract forms requires the seller to also deliver either a declaration or an affidavit to the buyer and to the title company. The T-47.1 Declaration In Lieu of Affidavit is promulgated by the Texas Department of Insurance. The listing broker may provide the form of the declaration to the seller for the seller to complete, sign, and return.

Issue Date: 11/1/2024

Type: R

RESIDENTIAL LEASE & ADDENDA

Residential Lease

TXR 2001

Designed for leases of 1-4 single family dwellings including condominiums, townhomes or patio homes. Not to be used in complex transactions or to create a "lease purchase." Appropriate addenda may be attached.

Revision Date: 7/8/22 Type: R

Agreement Between Brokers for Residential Leases

TXR 2002

Designed to be made part of TXR 2001 when two brokers are involved and agree to split a fee or commission. Operates similar to agreement between brokers in the TREC contract forms.

Revision Date: 10/14/03 Type: R

Residential Lease Application

TXR 2003

Designed to be used prior to entering into a lease agreement. Provides information to Landlord about prospective tenant and authorizes landlord to verify the information and obtain a credit report. Landlord or landlord agents may use TXR 1929 (Authorization to Obtain Consumer Report) if additional or separate authorization is necessary.

Revision Date: 5/15/24 Type: R

Animal Agreement

TXR 2004

Designed to be used as an addendum to TXR 2001 when tenant is to keep any animal on the property, including assistance animal(s).

Revision Date: 5/15/24 Type: R

Extension of Residential Lease

TXR 2005

Designed to be a short form method to amend, extend, or renew an existing lease, when the existing lease was drafted on a Texas REALTORS® form. Renewals may also be accomplished by execution of new lease agreement (such may be the preferred practice as change in the Property Code may not be reflected in older lease agreements).

Revision Date: 2/1/18 Type: R

Residential Lease Inventory and Condition Form

TXR 2006

Designed to be a communication between tenant and landlord regarding the condition of the property upon "move-in" or "move-out." Serves as a memorandum evidencing the property condition. Not a request for repairs.

Revision Date: 5/15/24 Type: R

Residential Lease Guaranty

TXR 2007

May be used when a third party is to guaranty a lease (for example, when a parent guarantees a lease for a student/child). May be used in most types of lease transactions.

Revision Date: 5/15/24 Type: R

Addendum Regarding Lead-Based Paint

TXR 2008

Should be attached to any residential lease agreement if the property was built before 1978. Assists landlord and brokers in complying with the Lead-Based Paint Hazard Reduction Act. The landlord must disclose any knowledge of lead-based paint or hazards in the property, provide the tenant with copies of any records or reports pertaining to lead-based paint or hazards in the property, and provide the tenant with a copy of the EPA approved pamphlet entitled, "Protect Your Family from Lead in Your Home."

Revision Date: 10/14/03 Type: R

Pool/Spa Maintenance Addendum

TXR 2010

Designed to be used when the leased Property has a swimming pool.

Revision Date: 10/14/03 Type: R

Residential Lease for a Multi-Family Property Unit

TXR 2011

Designed for leases of single units within a multi-family residential property such as small apartment complexes. Not to be used in complex transactions or to create a "lease purchase." Appropriate addenda may be attached.

Revision Date: 7/8/22 Type: R

(RESIDENTIAL LEASE & ADDENDA – CONTINUED)

Early Termination of Residential Lease

TXR 2012

Designed to outline terms of mutually agreed termination of residential lease before the expiration of the primary lease term.

Issue Date: 7/8/22 Type: R

Bed Bug Addendum

TXR 2013

Designed to be used as an addendum to TXR 2001 or 2011 to address the obligations of the landlord and tenant if the bed bugs are present in the property.

Issue Date: 7/8/22 Type: R

Residential Lease Amendment

TXR 2014

May be used to amend TXR 2001 or 2011 as to the monthly rent, the security deposit amount, change of **occupants***, the number of vehicles, notice information, or other provisions. Parties wishing to extend the term of the lease should use TXR 2005. *Parties wishing to change a **tenant** to the lease should use TXR 2211.

Revision Date: 5/15/24 Type: R

Addendum Regarding Rental Flood Disclosure

TXR 2015

Must be given to a tenant at or before signing TXR 2001 by the landlord. The landlord must disclose whether the property is located in a 100-yr flood zone or whether the property had flooded in the prior 5-year period. Designed to be used for all residential leases, unless otherwise exempted by statute.

Revision Date: 9/1/2025 Type: R

** TREC has a similar version of this form available for use (TREC No. 54-0 Landlord's Floodplain and Flood Notice).*

Tenant and Occupant Information

TXR 2016

May be used to collect tenant and occupant information that is not included in TXR 2001. Note that this form is informational only and does not serve to amend TXR 2001.

Revision Date: 5/15/24 Type: R

Residential Lease Sight Unseen Addendum

TXR 2017

Designed to document the manner in which the tenant views the property at or before signing TXR 2001. Provides notice that viewing the property sight unseen is at the Tenant's own risk.

Issue Date: 7/8/22 Type: R

Addendum Regarding Fee in Lieu of a Security Deposit

TXR 2018

May be used when landlord and tenant agree that tenant will pay a monthly recurring fee in lieu of a security deposit. Includes required notices.

Issue Date: 7/8/22 Type: R

COMMERCIAL LEASE & ADDENDA

Commercial Lease

TXR 2101

Designed for leases of commercial tenancies of many types. Not to be used in complex transactions or to create a "lease purchase." Appropriate addenda may be attached.

Revision Date: 7/8/22 Type: C

Commercial Lease Addendum for Broker's Fee

TXR 2102

Designed to be made part of TXR 2101 to document the payment of brokerage fees. The addendum addresses leasing fees, renewal fees, and fees in the event of a sale.

Revision Date: 7/8/22 Type: C

Commercial Lease Addendum for Expense Reimbursement

TXR 2103

NOTE: Provisions in this Addendum for Expense Reimbursement (TXR 2103) have been incorporated into the Commercial Lease (TXR 2101) under paragraph 4J beginning with the 7/8/22 version. Do not use this Addendum for Expense Reimbursement with the 7/8/22 Commercial Lease. This Addendum may still be used to renew or update a previous version of the Commercial Lease. Designed to be made part of TXR 2101 to address reimbursement of landlord's expenses. May be used to provide for base-year expense reimbursements, expense-stops, net expense reimbursements, or fixed reimbursements.

Revision Date: 1/26/10 Type: C

Commercial Lease Addendum for Extension of Term

TXR 2104

Designed to be made part of TXR 2101 to give Tenant the option to extend the lease for one or more additional terms. Provides for rent adjustments during the additional terms. Not to be confused with Form 2105 or 2110.

Revision Date: 7/8/22 Type: C

Commercial Lease Addendum for Tenant's Right of First Refusal

TXR 2105

Designed to be made part of TXR 2101 to give the tenant the right to add additional and identified space to the lease if another prospective tenant desires to lease the identified space. Not to be confused with Form 2104 or 2110.

Revision Date: 7/8/22 Type: C

Commercial Lease Addendum for Percentage Rent

TXR 2106

Designed to be made party of TXR 2101 for the payment of additional rent that is calculated on the basis of a percentage of the sales made from the leased premises. Most commonly used in retail leases.

Revision Date: 7/8/22 Type: C

Commercial Lease Addendum for Parking

TXR 2107

Designed to be made a part of TXR 2101 for the payment of additional rent for parking facilities. The addendum may be used if parking areas are specifically assigned or if parking is in common areas.

Revision Date: 7/8/22 Type: C

Commercial Landlord's Rules and Regulations

TXR 2108

Designed to be made part of TXR 2101 to address rules the Landlord may have in place to protect the use and appearance of the Property.

Tenant only acknowledges receipt of a copy of the Landlord's Rules and Regulations as the Landlord may amend the Rules and Regulations from time to time.

Revision Date: 1/26/10 Type: C

Commercial Lease Guaranty

TXR 2109

May be used when a third party is to guarantee a lease (for example, when an individual principal guarantees a corporation's performance under the lease).

Revision Date: 1/26/10 Type: C

Commercial Lease Addendum for Tenant's Option for Additional Space

TXR 2110

Designed to be made part of TXR 2101 when the Tenant reserves the right to increase the size of the leased premises by adding additional space. The optional space is specifically identified in the addendum. If the Landlord subsequently receives an offer to lease the optional space, the Tenant must either take or release the optional space. Not to be confused with Form 2104 or 2105.

Revision Date: 7/8/22 Type: C

(COMMERCIAL LEASE & ADDENDA – CONTINUED)

Commercial Lease Construction Addendum – (Landlord to Complete Construction)

TXR 2111

Designed to be made part of TXR 2101 when the Landlord is to make certain leasehold improvements to the leased premises. The addendum provides for the Landlord to complete the construction, but the cost of the construction may be divided in accordance with the terms of the addendum.

Revision Date: 4/1/18 Type: C

Commercial Lease Construction Addendum– (Tenant to Complete Construction)

TXR 2112

Designed to be made part of TXR 2101 when the Tenant is to make certain leasehold improvements to the leased premises. The addendum provides for the Tenant to complete the construction. The construction costs may be divided in accordance with the terms of the addendum.

Revision Date: 4/1/18 Type:

Commercial Lease Acceptance Form

TXR 2113

Used to confirm that any required construction or repairs to the leased premises have been substantially completed and that Tenant accepts the leased premises. Provides for a “punch list” if minor items remain to be completed. The commencement and expiration dates of the lease are confirmed (particularly useful if occupancy was delayed).

Revision Date: 1/26/10 Type: C

Commercial Lease Amendment

TXR 2114

Designed as a “short form” method to amend, extend, or renew an existing lease when the lease form is a Texas REALTORS® form. *Revision Date: 7/8/22 Type: C*

Commercial Lease Exhibit

TXR 2115

May be used to attach exhibits to TXR 2101, such as legal descriptions, schematics, or drawings.

Revision Date: 1/26/10 Type: C

Commercial Sublease

TXR 2116

Designed to be used when an existing tenant in a commercial property leases all or part of the tenant's space to a subtenant. Appropriate addenda and exhibits should be attached. Permission in the master lease or the property owner must be obtained before a tenant may sublease the space to a subtenant.

Revision Date: 7/8/22 Type: C

Commercial Landlord's Consent to Sublease

TXR 2117

Designed to be an addendum to the Texas REALTORS® Commercial Sublease form. If the master lease does not expressly state that the tenant may sublease the leased premises, the landlord's consent to the sublease must be obtained.

Revision Date: 7/8/22 Type: C

Commercial Sublease Addendum for Broker's Fee

TXR 2118

Designed to be an addendum to the Texas REALTORS® Commercial Sublease to establish the broker's compensation.

Revision Date: 9/1/15 Type: C

Commercial Lease Addendum for Contingencies

TXR 2119

Provides space for business details regarding lease contingencies.

Revision Date: 1/26/10 Type: C

Commercial Lease Application

TXR 2120

Lease application for prospective tenant.

Revision Date: 7/8/22 Type: C

Commercial Lease Inventory and Condition Form

TXR 2121

Mechanism to provide inventory of personal property condition of leased premises.

Revision Date: 1/26/10 Type: C

(COMMERCIAL LEASE & ADDENDA CONTINUED)

Commercial Letter of Intent to Lease

TXR 2122

May be used to summarize the general terms of a proposed commercial lease between the landlord and the tenant.

Revision Date: 7/8/22 Type: C

Commercial Sublease Guaranty

TXR 2124

May be used when a third party is to guarantee a sublease.

Issue Date: 4/1/18 Type: C

Commercial Lease Special Provisions Addendum

TXR 2125

Gives more space for additional business details.

Issue Date: 4/1/18 Type: C

PROPERTY MANAGEMENT

Residential Leasing and Property Management Agreement

TXR 2201

May be used for residential property management services. Broker is authorized to be the exclusive manager and exclusive leasing agent for the owner. Appropriate addenda may be attached.

Revision Date: 2/03/25 Type: R

Commercial Property Management Agreement

TXR 2202

May be used by a broker to offer commercial property management services. Contains an option for the broker to agree to provide both exclusive property management services and the exclusive leasing services or for the broker to provide only property management services. Appropriate addenda may be attached.

Revision Date: 4/1/14 Type: C

Commercial Amendment to Property Management Agreement

TXR 2203

To be used to amend the Texas REALTORS® Commercial Property Management Agreement.

Issue Date: 4/1/14 Type: C

Multiple Property Addendum

TXR 2204

May be attached to a Property Management Agreement if more than one property is to be managed.

Revision Date: 8/26/04 Type: R, C

Addendum for Authorization to Act for Owner Before Owners' Association

TXR 2205

May be attached to a Property Management Agreement as authorization to act for owner before an owner's association.

Revision Date: 1/1/14 Type: R, C

Owner's Notice Concerning Condition of Property Under Property Management Agreement

TXR 2206

May be used in connection with a Property Management Agreement. The owner completes the form and provides it to the Property Manager. The form is useful to obtain information from the owner at the time the relationship begins and is useful to document the property's condition (especially if a historical record of the property's condition is later needed).

Revision Date: 8/26/04 Type: R, C

Property Manager's Inventory and Condition Report

TXR 2207

A report that a property manager may use to document the condition of the property based on the property manager's review of the property. May be used at the time the property management agreement is first signed with the property owner. May also be used to give an occasional or periodic report to an owner about the condition of the property.

Revision Date: 8/26/04 Type: R, F

Notice to Vacate

TXR 2208

May be used by landlord or property manager as a notice to Tenant to vacate the Property after a breach and termination of the lease. Sufficient for use in an eviction hearing if in compliance with all other steps in Texas Property Code Chapter 24.

Revision Date: 5/15/24 Type: R

Notice to Tenant of Change in Management and Accountability for Security Deposit

TXR 2210

Form 2210 is used when a property manager will no longer be the property manager because a new manager will assume the management, or the property owner will assume the management of the property. The notice informs the tenant of the change in management and the person who is now responsible for the return of the security deposit. The form should be signed by the new owner or new property manager as acknowledgment that they have received or are accountable for the security deposit.

Revision Date: 1/1/14 Type: R, F, C

Lease Amendment Concerning Tenant Change

TXR 2211

Form 2211 may be used by a property manager or landlord to amend a lease in the event one or more of the **tenants** will be changing. For change in occupant(s) only, TXR 2014 may be used.

Revision Date: 5/15/24 Type: R

(PROPERTY MANAGEMENT – CONTINUED)

Adverse Action Notice and Credit Score Disclosure

TXR 2212

May be used by a landlord or property manager to notify a lease applicant of the denial of their application. Includes statutorily required language that must be used in the event a denial is based upon information obtained from an applicant's credit report or credit score.

Revision Date: 1/1/12 Type: R, F, C

Agreement to Pay Past Due Amounts Under Lease

TXR 2213

May be used by a property manager or landlord as an agreement to hold off on landlord's repossession of the leased property upon tenant's timely payment of past due amounts owed under the lease.

Revision Date: 4/13/07 Type: R

Request for Rental History

TXR 2214

Form 2214 may be used by a property manager or landlord to request information from a previous landlord about a lease applicant. This form should be sent to the previous landlord accompanied by Page 4 of TXR 2003 Residential Lease Application (Authorization to Release Information Related to a Residential Lease Applicant).

Revision Date: 7/8/22 Type: R

Report of Incident Occurring on Property

TXR 2215

May be used by a property manager to retain a record of any incident occurring on the property such as crime, death, or personal injury.

Revision Date: 4/13/07 Type: R, F, C

Itemization of Security Deposit

TXR 2216

May be used by a property manager or landlord to notify the tenant of any deductions made to the security deposit upon tenant vacating the property.

Revision Date: 5/15/24 Type: R, C

Notice of Landlord's Intent Not to Renew

TXR 2217

May be used by a property manager or landlord to provide written notice to a tenant that the landlord does not intend to renew the lease.

Revision Date: 4/13/07 Type: R, C

Notice of Tenant's Intent to Vacate

TXR 2218

Designed to be used by Tenants to notify the landlord or property manager they will be vacating the property either because their lease is ending or via the early termination paragraph related to family violence, military transfer or deployment, or permitted assignment or subletting.

Revision Date: 1/1/16 Type: R, C

Request for Employment Verification

TXR 2219

Designed to be used by property managers or lease listing agents during the lease application process. The form should be used to obtain employment history information from a prospective tenant's previous or current employer. It should be used in conjunction with page 4 of TXR No. 2003 Authorization to Release Information Related to a Residential Lease Applicant.

Revision Date: 2/6/09 Type: R, C

General Information for Tenant of Property Facing Foreclosure

TXR 2220

Designed to be given to tenant as notice that the owner's property is in foreclosure, to notify tenant of certain legal protections they may have, and to provide resources for more information should questions arise.

Revision Date: 8/13/18 Type: R

Amendment to Residential Leasing and Property Management Agreement

TXR 2221

May be used to amend a Texas REALTORS® Residential Leasing and Property Management Agreement.

Revision Date: 6/1/10 Type: R

Notice of Termination of Residential Leasing and Property Management Agreement

TXR 2222

To be used by Broker to terminate Agreement before expiration of the Agreement's primary term or to be used by Owner or Broker to terminate Agreement after expiration of the Agreement's primary term.

Issue Date: 1/1/14 Type: R, F, C

(PROPERTY MANAGEMENT – CONTINUED)

Owner's Authorization Concerning Unescorted Access to Property

TXR 2223

May be used in connection with TXR 1102, TXR 1302, TXR 2201, or TXR 2202. To be used by Broker to obtain authorization to employ a method to control access and verify identity of a prospective tenant (like through the use of technology) in the showing of the Owner's vacant rental property, to notify the Owner that unescorted access may occur and to obtain Owner's consent about such access, and to make clear that the Owner is responsible for any loss, injury, or damage that results from any unescorted access.

Issue Date: 3/1/17 Type: R, C

Notice of Abandonment

TXR 2224

May be used to provide the notice of abandonment as outlined in Paragraph 16B(3) of TXR 2001 and 2011

Issue Date: 2/1/18 Type: R

Response to Request for Assistance Animal

TXR 2225

Designed to be used by the landlord as a response to a request for a reasonable accommodation, made by or on behalf of an applicant or tenant with a disability, regarding an assistance animal. The response should be provided promptly upon receiving such a request.

Revision Date: 5/15/24 Type: R, F

General Information for Landlord Regarding Assistance Animals

TXR 2226

This form provides general information summarizing the requirements of the Fair Housing Act and HUD-issued guidance to assist a landlord in the event an applicant or tenant requests a reasonable accommodation for an assistance animal.

Revision Date: 5/15/24 Type: R

Residential Tenant Estoppel Certificate

TXR 2228

The tenant certifies that the statements in the certificate are true. Statements in the certificate refer to matters such as the lease term, current rent, any breaches, and other rights or obligations of the party under the lease. The certificate is typically delivered to a lender or prospective lender of the property. Delivery of estoppel certificates may be a requirement of a seller under a contract to sell.

Issue Date: 7/8/22 Type: R

Notice of Termination Due to Casualty Loss

TXR 2229

Designed to be used by either landlord or tenant when providing notice of termination due to significant damage on the Property as the result of a natural disaster or catastrophe.

Revision Date: 5/15/24 Type: R

Notice of Late Rent Breach of Lease

TXR 2230

Designed to be used by a property manager or landlord to notify a tenant of the tenant's **financial breach of lease** (i.e., failure to timely pay rent, notice of unpaid rent, or a payment that has been returned unpaid by the institution on which it was drawn). Though not required, this form gives the tenant an opportunity to cure the breach and is therefore not to be used as a notice terminating tenant's right to occupy the property. Designed to be used in conjunction with TXR 2208 to satisfy requirements of Texas Property Code Chapter 24.

Issue Date: 5/15/24 Type: R, F, C

Notice of Non-Rent Breach of Lease

TXR 2231

May be used by property manager or landlord to notify a tenant of the tenant's **breach of any other provision of the lease** (not financial). Though not required, this form gives the tenant an opportunity to cure the listed breach and is therefore not to be used as a notice terminating tenant's right to occupy the property. To satisfy requirements of Texas Property Code Chapter 24, this form should be used in conjunction with TXR 2208.

Issue Date: 5/15/24 Type: R, F, C

EMPLOYMENT/AFFILIATION AGREEMENTS

Independent Contractor Agreement for Sales Associate

TXR 2301

Designed as an association agreement when agent affiliates with broker as an independent contractor.

Revision Date: 6/24/24 Type: R, F, C

Statement of Understanding

TXR 2302

TXR 2301 specifically refers to the Statement of Understanding and calls for it to be attached to TXR 2301. The Statement of Understanding should be executed regularly (each year) as it reconfirms the independent contractor relationship.

Revision Date: 8/16/07 Type: R, F, C

Broker Policies and Procedures Acknowledgement and Agreement

TXR 2303

Acknowledgement of the receipt and understanding of and agreement to Brokerage Policies and Procedures by a Sales Associate.

Revision Date: 7/15/13 Type: R, F, C

COMMISSION REGISTRATION AGREEMENTS

Compensation Agreement Between Broker and

Owner TXR 2401

Designed as a registration of prospect form in which an owner or landlord agrees to pay a fee if a transaction is negotiated with a named prospect.

May be used in builder sales or in "For Sale by Owners."

Revision Date: 16/24/24 Type: R, F

Compensation Agreement Between Brokers

TXR 2402

Designed to be an agreement between brokers to share or split a fee or commission when the contract or lease does not otherwise contain such an agreement.

Revision Date: 8/23/2024 Type: R, F

Commercial Registration Agreement Between Broker and Owner

TXR 2403

Designed as a registration of prospect form in which an owner or landlord of commercial property agrees to pay a fee if a transaction is negotiated with a named prospect.

Issue Date: 4/1/14 Type: C

Commercial Registration Agreement Between Brokers

TXR 2404

Designed to be an agreement between commercial brokers to share or split a fee or commission when the contract or lease does not otherwise contain such an agreement.

Issue Date: 4/1/14 Type: C

Referral Agreement Between Brokers

TXR 2405

Designed to be an agreement for a receiving broker to pay a fee to a referring broker for referring a prospective client.

Revision Date: 6/24/24 Type: R, F, C

Addendum Regarding Brokers' Fees

TXR 2406

May be used as an addendum to the TREC residential sales contracts (except Farm and Ranch) to document the payment of Buyer's broker's fees. Should be used to document any new obligation for Seller to pay Buyer's broker's fees if no other agreement exists.

Issue Date: 8/23/2024 Type: R

NOTICES

Information About Brokerage Services

TXR 2501 TREC IABS 1-0

Real estate brokers and sales agents are required to provide the Information About Brokerage Services Form upon their first substantive communication with a party relating to a specific piece of property (unless excepted). Serves only as information and is not an agreement to represent any party or a disclosure of who the broker or sales agent represents.

Revision Date: 11/2/15 Type: R, F, C

Notice of Information from Other Sources

TXR 2502

Designed to be used to communicate written information from a third source. Use of the form assists the broker in securing a possible defense under DTPA.

Revision Date: 7/16/08 Type: R, F, C

Consumer Protection Notice

TXR 2503

TREC CN 1-4

Brokers must display this notice in a readily noticeable location within each place of business the broker maintains and provide a link to it labeled "Texas Real Estate Commission Consumer Protection Notice" in at least 10-point font, in a readily noticeable place on the homepage of the business website of the broker and sponsored sales agents.

Revision Date: 2/25/22 Type: R, F, C

Texas Real Estate Consumer Notice Concerning Hazards or Repairs

TXR 2504

TREC OP-I

May be given to a buyer or seller advising the parties of recognized hazards that an inspector is to call out as "in need of repair" such as the lack of GFCIs, improperly installed water heaters, and faulty temperature and pressure relief valves.

Revision Date: 5/4/15 Type: R, F

Notice to Prospective Buyer

TXR 2505

TREC OP-C

Designed to be given to a buyer prior to or at the time of contract advising the buyer to obtain title insurance or an abstract of title and that MUD notices are required if the property is located in a MUD. Designed for licensees to comply with required notices if a TREC promulgated contract is not used (e.g., builder contract form, HUD/VA Contract form, or other).

Revision Date: 10/10/11 Type: R, F, C

Inspector Notice

TXR 2506

May be used when broker provides a buyer or seller with a list of inspectors. States that the broker does not warrant the quality of the inspector's service.

Revision Date: 1/1/14 Type: R, F, C

Mold Remediation Consumer Protection

TXR 2507

This form is published by the Texas Department of Insurance. It provides basic information about mold and provides sources for additional information. The form may be provided to buyer, seller, landlords, and tenants as an information piece.

Revision Date: 1/19/22 Type: R, F, C

Information About Property Insurance for a Buyer or Seller

TXR 2508

This form may be given to the buyer or seller as general information related to obtaining property insurance. The form discusses the affordability and availability of property insurance and suggests that a buyer complete certain things promptly after entering into a contract in order to avoid delays or incur additional costs.

Revision Date: 2/1/14 Type: R

Information About Mineral Clauses in Contract Forms

TXR 2509

Designed to be used as an informational notice to clients about the use of contract clauses to address mineral interests. Informs clients of the importance of seeking the assistance of an attorney if they have any questions about mineral interests.

Revision Date: 10/18/21 Type: R

Renovate Right Brochure

TXR 2510

Contractors performing renovation, repair, and painting projects in houses and child-care facilities built before 1978 provide the "Renovate Right" brochure to owners and occupants of those houses and those child-care facilities.

Revision Date: 10/18/21 Type: R, F, C

(NOTICES – CONTINUED)

Protect Your Family from Lead in Your Home Pamphlet

TXR 2511

EPA-approved pamphlet required to be provided to any buyer or tenant in a transaction involving any dwelling built before 1978. To be used in connection and compliance with addenda regarding lead-based paint required to be attached to the contract or lease. May also be applicable in the sale of commercial multi-family properties built before 1978. Call Texas REALTORS® for copies of the pamphlet.

Revision Date: 1/1/20 Type: R, F, C

Your Home Loan Toolkit: A Step-By-Step Guide (CFPB Form)

TXR 2512

CFPB toolkit that describes the home buying, home financing, and settlement process. Creditors must give a copy of this toolkit to mortgage applicants as part of the application process. Real estate brokers and agents frequently provide this toolkit to prospective buyers.

Revision Date: 8/1/15 Type: R

Disclosure of Relationship with Contract Provider or

Administrator

TXR 2513

TREC RSC-4

Designed to be used to notify the buyer of either broker or sales agent's relationship with a residential service company.

Revision Date: 5/16/23 Type: R

Addendum For Property In A Propane Gas System Service Area

TXR 2514

TREC 47-0

To be used for properties that are located in neighborhoods in which the homes receive propane gas service from a central propane gas distributor. This form is to be completed by the seller.

Revision Date: 2/10/14 Type: R, F

Authorization to Furnish TILA-RESPA Integrated Disclosures

TXR 2516

The form may not be necessary if the *Third-Party Financing Addendum* (TXR 1901, TREC 40-7) is part of the contract. This form is intended to be provided by a broker or broker's authorized agent to the broker's client for the purpose of authorizing the broker or broker's authorized agent to receive the client's TILA-RESPA integrated disclosure documents on the client's behalf. Separate forms should be used for each Broker in the transaction.

Issue Date: 6/15/15 Type: R, F

Wire Fraud Warning

TXR 2517

To be used to inform parties to a real estate transaction about the risks of wire fraud and what to do if they believe they are being targeted in a wire fraud scam.

Issue Date: 2/1/18 Type: R, F, C

Information Regarding Windstorm and Hail Insurance for Certain Properties

TXR 2518

To be used to provide information about windstorm and hail insurance to those buyers purchasing property located in a seacoast territory designated as a catastrophe area by the Texas Department of Insurance

Issue Date: 2/1/18 Type: R, F, C

Information Regarding Property Near an International Border

TXR 2519

Designed to inform the buyer of the risks of purchasing property in certain counties near an international border, if the property lacks basic infrastructure and instructs the buyer to consult an attorney.

Issue Date: 2/1/18 Type: R, F

TEMPORARY

Amendment to Representation Agreement

TXR 2701

Designed to be a temporary addendum to allow brokers under a current representation agreement to meet the requirements of the NAR settlement (the new disclosures and authorizations).

Issue Date: 6/24/24 Type: R