



For
the
Busy
Broker



TREPAC BY THE NUMBERS

100%

of your TREPAC investment

supports REALTOR® Champions. Elected officials who know the value of real estate to Texas' economy and fight for REALTOR® and consumer issues.

YOUR ANNUAL TREPAC INVESTMENT OF

\$35

could save you THOUSANDS each year.

That's a great return on your investment!

In recent years, your TREPAC dollars have supported elected officials who helped

- ✓ Amend the Texas Constitution to ban real estate transfer taxes.
- ✓ Repeal a \$300 double tax on broker licenses.
- ✓ Reduce the franchise tax rate by 25%.
- ✓ Ensure equal and uniform property valuation.
- ✓ Protect REALTORS® from patent trolls.
- ✓ Improve funding of Texas highways and infrastructure.

46 YEARS

1972*
\$17,250
4% of 24,000
Texas REALTORS®

2000
\$1 million +
32% of 51,488
Texas REALTORS®

2005
\$2 million +
49% of 73,020
Texas REALTORS®

2011
\$3 million +
44% of 76,779
Texas REALTORS®

2016
\$4,766,877
55% of 99,412
Texas REALTORS®

Since 1972, TREPAC has supported candidates who fight for REALTOR® and consumer issues.

TREPAC is the largest and most successful association PAC in Texas and is a model for REALTOR® PACs across the nation.

2x TREPAC investors vote at **twice** the national average.

53

dedicated TREPAC trustees from across Texas are working for you.

1 GOAL:

raise funds to promote homeownership, protect private-property rights, and increase political awareness.

WAYS TO STAY INFORMED.

3

-  Text TREPAC to 512-806-0316
-  Follow @TexasTREPAC on Twitter
-  Visit and like facebook.com/TREPAC

51%

of Texas REALTORS® invested **\$4.9 MILLION** to protect private-property rights in 2017

REALTOR® supported candidates had a **98% SUCCESS RATE** in the Nov. 2016 election.

Contributions are not deductible for federal income tax purposes. Contributions to the Texas Association of REALTORS® Political Action Committee (TREPAC) and the Texas Association of REALTORS® Federal Political Action Committee (TAR FedPAC)—which makes contributions to the REALTORS® Political Action Committee (RPAC)—are voluntary and may be used for political purposes. The amount indicated is merely a guideline, and you may contribute more or less than the suggested amount. You may refuse to contribute without reprisal, and the National Association of REALTORS®, the Texas Association of REALTORS® (TAR), and its local associations will not favor or disadvantage anyone because of the amount contributed. Until the RPAC annual goal is met, 70% of an individual's contribution goes to TREPAC and may be used to support state and local candidates; the remaining 30% is sent to TAR FedPAC to support federal candidates and is charged against your limits under 52 U.S.C. 30116. (Exception: 100% of an individual's contribution goes to TREPAC if the individual is an employee of an affiliate member of TAR.) After the RPAC annual goal is met, 100% of an individual's contribution goes to TREPAC and may be used to support state and local candidates. You may contact the TAR political committee administrator at 800-873-9155 to obtain information about your contributions.

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5 Things to Know About TREPAC

1.

The mission of TREPAC/Texas Association of REALTORS® Political Action Committee is to raise funds to promote homeownership, protect private-property rights, and increase political awareness.

2.

TREPAC is the largest grassroots political action committee in Texas. Our direction and support come from Texas REALTORS® who volunteer their time and expertise to ensure Texas real estate is protected at all levels of government.

3.

TREPAC dollars do not come from member dues. They are voluntary investments from members of the local, state, and national REALTOR® associations who believe in REALTOR® issues.

4.

TREPAC doesn't support one party over the other. We are the REALTOR® Party. TREPAC supports candidates who understand the importance of a strong real estate market to the Texas economy. All candidates are vetted by REALTOR® leaders, like yourself, to ensure each one is a REALTOR® champion.

5.

Only 51% of Texas REALTORS® invested in TREPAC last year. Are your agents among the 49% who didn't see the value of protecting the future of their business last year? That means 51% of Texas REALTORS® worked hard to protect your business last year—don't let them carry that burden alone this year.

How to Make TREPAC a Priority in Your Office

Being a Texas REALTOR® is about more than helping Texans buy and sell real estate. To be successful, you must know the issues, be informed, and protect clients, consumers, and the real estate industry. One of the best ways to achieve these goals is to create a PAC culture by investing in TREPAC.

Here are a few simple ways to establish a PAC culture in your office.

Speak up about the importance of TREPAC

Too many agents just don't care about politics, government, or the PAC. Hearing it from you will make a difference.

Lead by example

When you invest in TREPAC, your agents are more likely to invest.

Educate your agents

Need a speaker for your next sales meeting or other gathering? TREPAC trustees and association staff can bring the latest information right to your office.

Challenge your agents

Set a goal to reach 100% TREPAC participation in your office. It's attainable.

Follow up on TREPAC participation

Your agent said she was going to invest ... but did she? Assign a TREPAC liaison from your office to follow up.

Know the issues

No matter how you like to get your information, TREPAC has a solution for you:

- Text "TREPAC" to 512-806-0316 for instant news and updates
- Sign up for the *Legislative Liaison* email newsletter for updates during legislative sessions
- Read the TREPAC newsletter at TexasRealEstate.com.

Engage on social media

Follow @TexasTREPAC on Twitter and like our page at [Facebook.com/TREPAC](https://www.facebook.com/TREPAC).

Spread the word

Visit www.TREPAC.com/spreadtheword for monthly messages that help spread the word about TREPAC.



Run the Numbers

Use this sample TREPAC calculator to see how much TREPAC saves you every year. View the online version at texasrealestate.com/for-texas-realtors/trepac-calculator.

		Example	Calculate your savings
Constitutional Ban on Transfer Tax A tax on the transfer of real property would discourage homeownership in Texas. According to a leading economist, that translates into a 7% reduction in sales volume.	Sales volume	\$ 1,800,000	\$
		x 0.07	x 0.07
		x 3%*	x
Your savings		\$ 3,780	\$
Mixed-use vehicle tax Some county tax assessor-collectors were targeting Texas REALTORS® for an ad-valorem (property) tax on personal vehicles. This new tax could've spread statewide to all Texas REALTORS® and other independent contractors.	Vehicle value	\$ 37,000	\$
		x 0.0275	x 0.0275
Your savings		\$ 1,017.50	\$
Professional fees Supported legislation to repeal the "occupations tax" that real estate brokers pay for their two-year license in Texas.	Your savings	\$ 300	\$
Tax on services We've defeated numerous attempts to extend the state sales tax to professional services. Had they passed, your commissions would have been taxed at 8.25%.	Sales volume	\$1,800,000	\$
		x 0.0825	x 0.0825
		x 3%*	x
Your savings		\$ 4,455	\$
Add up your total annual savings When you add it all up, TREPAC is an incredibly valuable pocketbook protector. By investing in TREPAC, you get to keep more of your hard-earned money.	Your savings	\$ 9,552.50	\$

More examples

Sales volume	Gross commission*	Transfer tax	Tax on Services	Vehicle value	Vehicle tax	Professional fees	Your annual savings
\$500,000	\$15,000	\$1,050	\$1,238	\$24,000	\$660	\$300	\$3,248
\$1,500,000	\$45,000	\$3,150	\$3,713	\$27,000	\$743	\$300	\$7,905
\$3,000,000	\$90,000	\$6,300	\$7,425	\$57,000	\$1,568	\$300	\$15,593
\$5,000,000	\$150,000	\$10,500	\$12,375	\$60,000	\$1,650	\$300	\$24,825
\$10,000,000	\$300,000	\$21,000	\$24,750	\$85,000	\$2,338	\$300	\$48,388

*Commissions are negotiable, this example uses a 3% commission.

TREPAC as Business Protection

Just about every aspect of your livelihood is at risk when the Legislature is in session. That's why TREPAC monitors these statewide issues.

Infrastructure

Water, transportation, and education are all critical to determining where and how consumers live in Texas. The Texas Association of REALTORS® and TREPAC strongly support issues relating to funding water and transportation infrastructure projects and increasing effectiveness of education in public schools. This support ensures stability for your business and the strength of the Texas economy.

Tort Reform

Improvements have been made in the Texas civil justice system in the last few legislative sessions to protect consumers and businesses from frivolous lawsuits. The Texas Association of REALTORS® and TREPAC support reforms to the legal system, such as limiting the overreaching aspects of the Deceptive Trade Practices Act (DTPA). Such improvements have helped to reduce the volume and extent of frivolous litigation, and can save you thousands of dollars.

Franchise Tax Reform

Reform to the franchise tax provides an across-the-board tax cut of 5% and expands the small-business exemption by allowing a business to deduct the greater of \$1 million, 30% of total revenue, cost of goods sold, or compensation from total revenue. This lets you invest more of your earned revenue to be used toward securing and expanding your business.

Sales of Real Property

The Texas economy cannot thrive if markets are not open to all. We supported a measure to allow a home-rule municipality to contract with a broker to sell property owned by the municipality and to pay a broker a fee if the broker produces a ready, able, and willing buyer. This effectively expands a broker's ability to conduct business.



TREPAC as Business Protection

Real Estate Transfer Taxes

As local officials look for new ways to fund city and county services, other states have developed proposals to enact new local taxes, including proposals that place a flat fee or a transfer tax on all real estate transactions. Thanks to a REALTOR®-driven amendment to the Texas Constitution in 2015, taxing entities will never be able to impose a transfer tax on any real estate sale in Texas.

Recently, local title companies and REALTORS® have encountered a new form of real estate transfer fee whereby developers or property owners place a deed restriction on property that requires a transfer fee to be paid to a designated entity or individual. We prohibited these deed restrictions for private gain, thereby protecting future clients and transactions.

The Texas Association of REALTORS® and TREPAC remain committed to ensure Texas's real estate market does not become the next California or Florida.

Rental Registration

Several cities across Texas have undertaken unnecessary restrictive measures on rental property in their communities in an effort to monitor landlords and generate revenues through registration and inspection of rental property with permitting and other subsequent fees. The Texas Association of REALTORS® and TREPAC are working hard to make sure such legislation does not get implemented in your communities.



Who is TREPAC?

These Texas real estate brokers want to tell you why they are TREPAC.

D'Ann Harper



"By investing in TREPAC, we demonstrate to our customers and clients that we care about their private-property rights. I am TREPAC."

Norman Dierschke



"I am TREPAC and I believe not only in taking care of the land, but what lies below. Water, oil, gas and other minerals are of great value to the surface as well as the subsurface."

Joe Williams



"I am TREPAC because I want to protect my business and my clients. Every real estate agent is actually a small business owner, and nobody would run a business today without investing in protecting that business."

Mike Brodie



"TREPAC is not a cost of doing business, it is an investment in your future and the property rights of Texas. That's why, I am TREPAC."

Skeet Doss



"Why TREPAC? I insure my car, my house, my health, my life, my transactions ... why would I not insure my business? TREPAC is insurance for the REALTOR® profession. I was in TREPAC in the beginning and I have loved being part of the growth of it and its legacy on Texas history. I started with TREPAC and I will end with TREPAC. I am TREPAC!"

Carol Blair



"We think big in Texas and TREPAC has an outstanding record of fighting for Texans' private property rights. I know, when we invest, we have a strong advocate in Austin working for all of our interest. Our real estate industry is relying on TREPAC. I am TREPAC."

Who is TREPAC?

Connie Niedzwiecki



"TREPAC is an insurance policy that has given me peace of mind while practicing the profession I love over the last 40 years, protecting not only my income and private property rights but the rights of all Texas property owners. As a Texas REALTOR®, I am constantly working to protect my clients and offer better service to them. I am proud to invest at least my fair share and say I am TREPAC".

Jonathan & Yvette Boatwright



"We are TREPAC so we can have a seat at the table when our elected officials are making decisions that affect the housing market. Our livelihoods depend on it."

Barbara Russell



"I am TREPAC because, being a small business owner, TREPAC gives me a big voice to address issues that might be detrimental to protecting private property rights and my business."

Carolyn Clyburn



"I am TREPAC because we have a proven record of protecting TexasREALTORS® and real estate consumers. TREPAC investments are monies well spent and are a small price to pay for all we get in return. I have always promoted TREPAC in Galveston, and 100% of my office has invested in TREPAC over the last ten years."

Kirk McDonald



"I am TREPAC so we can all have a voice with our elected officials concerning our property rights. Investing in TREPAC is the right thing to do."

Mary Frances Burleson



"If you are in the real estate profession, you are in the business of politics. You need to be informed and you need to have a voice – that's what TREPAC does for us. I have always been a big believer in putting your money where your mouth is. I am TREPAC."

TREPAC Leadership

Your TREPAC trustees are dedicated volunteers who recognize the importance of TREPAC. They happily dedicate their time to ensure Texas REALTORS® are educated about the important issues affecting our industry and the need to maintain a strong REALTOR® voice at all levels of government.



TREPAC Chairman, David Alan Cox
Collin County • 972.814.1843 • david@davidalancox.com



TREPAC First Vice-Chair, Deborah Spangler
Houston • 281.703.0333 • deborah.spangler@yahoo.com



TREPAC Second Vice-Chair, Tony Lloyd
Lubbock • 806-549-8669 • tonylloyd@remaxlubbock.com



TREPAC Immediate Past Chair, Martha Dent
Arlington • 817.975.1740 • marthadent@outlook.com

TREPAC Staff

The more your agents invest, the more they want to know about the issues they're impacting. For more information, contact your TREPAC trustee or TREPAC staff.



Leslie Cantu
TREPAC Director
512-370-2117 • lcantu@texasrealtors.com



Andrea Pennington
RCE, e-Pro, TREPAC Accounting Manager
512-370-2147 • andreap@texasrealtors.com



Dallas Reed
TREPAC Education Manager
512.370.2144 • dreed@texasrealtors.com



Eileen Wolf
TREPAC Meeting and Events Coordinator
512-370-2161 • ewolf@texasrealtors.com



Melissa Vazquez
TREPAC Bookkeeper
512-370-2131 • mvazquez@texasrealtors.com





Commercial Trustee
Cathy Coneway
 Central, North, South Texas
 512.422.5677



AE Appointee
Mary Leidy
 972.571.8217



GA Director Appointee
Matthew Church
 817.336.5165

Rusty DeLoach

Lubbock, Plainview
 806.778.1040



Leona Stark

Amarillo, Dalhart, Dumas, Pampa
 806.322.4663



Max Puello

Nolan Co., San Angelo
 325.812.2943



Jamie Dalzell

Abilene, Heartland, Stephenville
 325.677.2246



Penny Riordan

Montague Co., Wichita Falls
 940.733.7445



Jackie York

El Paso
 915.549.7653



16 Gr. El Paso

Cameron Willmann

Odessa, Permian Basin
 432.978.4298



Mary Miner

Ft. Hood, Highland Lakes, Temple-Belton, Waco,
 Williamson Co. • 512.791.4240



Patty Spiller

Bastrop Co., Bryan-College Station, South Central
 979.846.3751



Tami Baker

Austin
 512.496.6784



Bill Evans

Austin
 512.797.7587



Diane Kennedy

Austin
 512.750.2950



Debbie Vallone-Homeier

Bandera Co., Central Hill Country,
 Four Rivers, Kerrville • 713.818.6659



Vacant

Del Rio, Eagle Pass, Laredo, Uvalde



Sue Ann Taubert

Brownsville/SPI, Gr. Mc Allen, Harlingen,
 S. Padre Island • 956.245.4184



John Kidwell

Bee Co., Coastal Bend, Rockport, San Patricio Co.,
 Victoria • 361.548.3691



Shari Kirk

Corpus Christi, Kingsville • 361.944.3120



At large Trustee

Scott Kesner

832.332.3546



At large Trustee

Kristin Smith

972.824.6802



**Dana Skiles**

Arlington, Johnson
Co. • 817.938.3808

**Malyn Powers**

Granbury, Gr. Fort Worth, Gr.
Metro West • 817.996.6719

**Brenda P. Taylor**

Gr. Denton-Wise Co.,
Gr. Lewisville • 972.489.4050

**Elena Marrufo**

Collin Co, Gr. Texoma
903.267.4818

**Marissa Benat**

Collin Co.
214.454.1728

**Melinda Randall**

Longview, Paris, Texarkana, TCMU
903.261.1650

**Vicky French**

Gr. Tyler, Henderson Co., Navarro Co., Palestine
903.316.1192

**Nancy Garcia**

MetroTex
214.361.9337

**Kevin Caskey**

MetroTex
214.649.8440

**Brenda Cole**

MetroTex
817.360.8499

**Marilyn Frederick**

MetroTex
972.978.9393

**Adrainne Prince**

MetroTex
817.966.7642

**Angie Williams**

Tall Pines, Jasper Area, Lufkin,
Nacogdoches Co. • 936.635.4041

**Ben Rodriguez**

Beaumont, Pt. Arthur
409.782.5764

**Jennifer Wauhob**

Houston
281.896.4798

**Chance Brown**

Houston
281.380.7631

**Michelle A. Murray**

Houston
281.733.0851

**Ray Wade**

Houston
832.531.2011

**Marilyn Arendt**

Houston
281.493.0155

**Christi Borden**

Houston
832.368.5953

**Tom Gallagher**

Houston
713.364.9780

**Diana Ayers**

Houston
713.598.1860

**David Bowers**

Brazoria Co., Galveston,
Matagorda Co. • 409.763.2800

**Diane Craig**

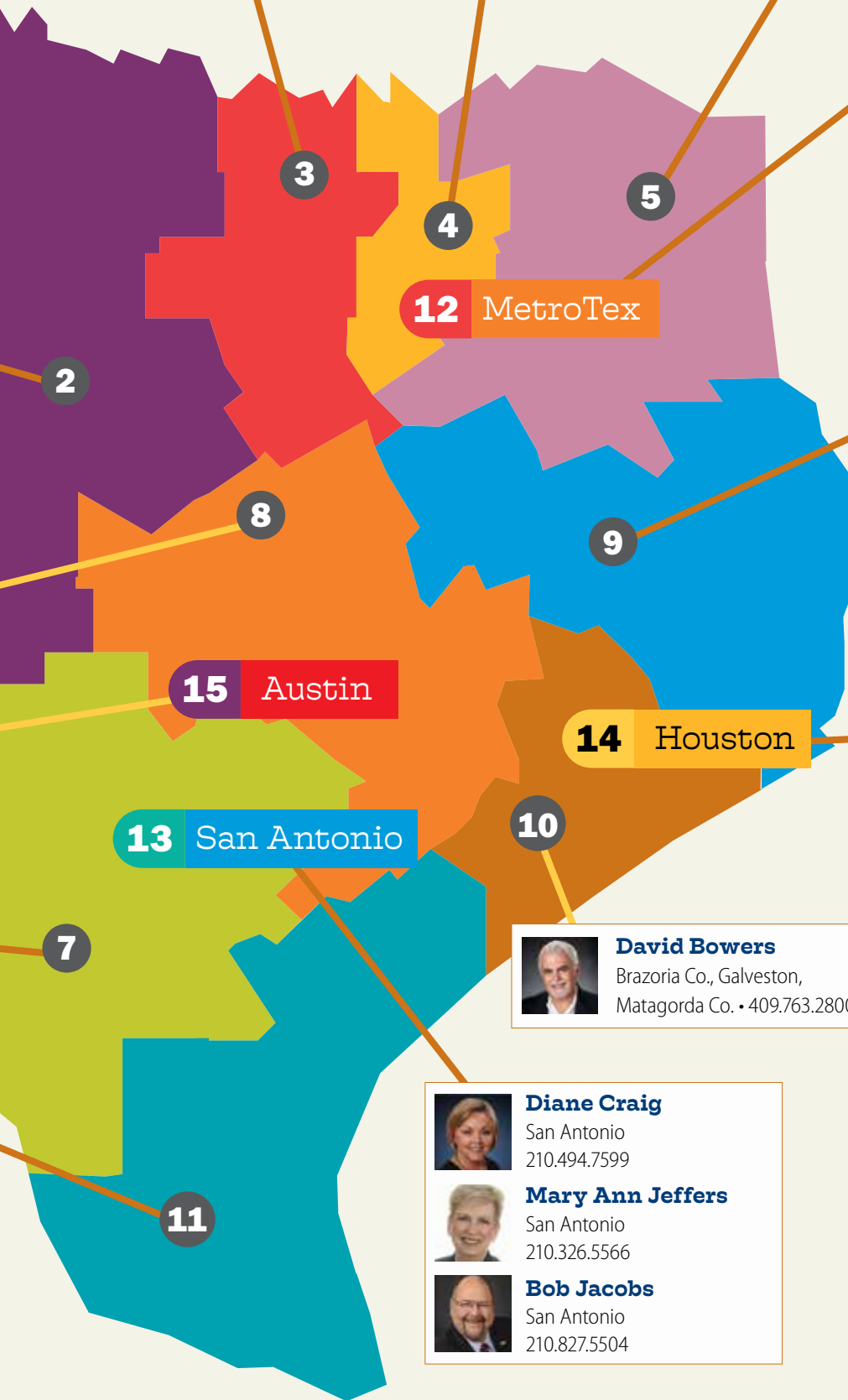
San Antonio
210.494.7599

**Mary Ann Jeffers**

San Antonio
210.326.5566

**Bob Jacobs**

San Antonio
210.827.5504



Raising Awareness & Money

There are several ways you can foster a PAC culture among the agents in your brokerage, in addition to setting a great example by investing in TREPAC yourself.

Do your dues.

Encourage your agents to make their annual investment to TREPAC when paying their membership dues. It takes care of their investment early and really is the easiest way to invest.

Use a disbursement authorization.

Ask your agents to authorize a small amount from each closing disbursement. If an agent authorized \$10 from every transaction, they would reach their goal with ease. Consider challenging your agents by matching their investment. You could quickly become a TREPAC Major Investor. (See example page 13.)

Designate a TREPAC representative for your office.

Your agents will be responsible for keeping the office informed about issues that affect your industry. This builds confidence that is often the first step to leadership roles within your local association.

Office “fun”draisers.

Host a bake-off, an office decorating contest, or an office happy hour all in support of TREPAC. These activities are fun and easy to do by hosting an auction or selling TREPAC tickets to participate.

Broker-to-agent challenges.

Challenge your agents to participate in TREPAC at the \$110 level, then recognize all those who do.

Office-to-office challenges.

Challenge another broker's office to have 100% office participation by a deadline. The losing office has to provide lunch for the entire group or the losing broker has to sing at the winning broker's next sales meeting. Creativity is strongly encouraged!

Provide a legislative update during sales meetings.

Invite your TREPAC trustee or a TAR staff member to speak to your office about important legislative issues impacting your agents and clients.

Celebrate a month of TREPAC.

Why not devote an entire month to TREPAC? Try a different activity every day or week. By devoting an entire month to TREPAC, you can mix it up a little, and then you are done for the rest of the year. Don't forget to advertise by putting up a banner to showcase TREPAC.

Become a TREPAC-certified brokerage.

The best way to get your agents on board is to show off how proud you are, as a broker, of your office's TREPAC support. Meet the goals to become a TREPAC-certified brokerage and your office will be recognized with a certificate to proudly display in your office. (See page 18.)

Sample Disbursement Authorization

Title Company: _____

Escrow Officer: _____

Office Phone/FAX/email: _____

Property Address: _____

Buyer: _____

Seller: _____

Closing Date: _____

Sales Price: \$ _____

Commission Rate: _____

When signed below, Mock Texas Realty authorizes the total commission of the above referenced transaction to be disbursed by separate check and delivered as indicated below. If for any reason the commission amounts on the checks are different from this letter of authorization YOU MUST OBTAIN APPROVAL.

Sales associates are not authorized to modify commission agreements.

Commission Amount Due: \$ _____

Other Compensation: \$ _____

Total Gross Commission: \$ _____

Outstanding Balance/Split: \$ _____

TREPAC Investment: \$ _____

(Send TREPAC check to P.O. Box 2246, Austin, TX 78768 with Agent's name in memo line)

To Other Party: \$ _____

Net Balance to Agent: \$ _____

Approved By: _____

Date: _____

Title Company or closing attorney shall deliver checks payable to Mock Texas Realty, the closing statement, a correct copy of the final contract, and a copy of this form directly to Mock Texas Realty after funding. Checks to associates may be delivered directly to associates.

Mock Texas Realty
1010 Realty Dr., Suite 100
Austin, Texas 78768

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What is the REALTOR® Party?

You'll probably hear TREPAC trustees say "We are the REALTOR® Party" ... but what does this mean? We are an energized movement of real estate professionals fighting to keep the dream of homeownership alive for this country. No matter which side of the aisle you sit on, the REALTOR® Party has kept one goal in mind: fight for private-property rights and the real estate profession to ensure a sound and dynamic real estate market.

From city hall to the U.S. Capitol, our elected officials are making decisions that have a huge impact on the bottom line of Texas REALTORS® and their clients. With your support, the REALTOR® Party will continue to ensure Texas REALTORS® have a seat at the table. Join the REALTOR® Party today.

Political Affairs programs

You can make a difference. Choose a program that allows you to claim your place at the table. Contact Political Affairs Director Brandon Alderete for more information, 512.370.2124, balderete@texasrealtors.com.

Legislative Liaison

The email newsletter just for Texas REALTORS® will keep you up-to-date on issues in Austin and Washington, D.C., that could affect your business. Messages are typically sent at least weekly during the Texas legislative session and periodically during the interim: TexasRealEstate.com/Liaison.

REALTOR® Action Center

Register to receive email alerts about pending real estate legislation critical to Texas REALTORS®. With one click, you can let elected officials know how you want them to act. Visit RealtorActionCenter.com for details.

Opportunity Races

When a local association identifies a candidate who needs extra help getting elected, local leaders collaborate with the Texas Association of REALTORS® to engage in an Opportunity Race. This program allows TAR to provide resources that encourage voters to elect local or statewide candidates who support issues important to Texas REALTORS® and property owners.

Texas REALTOR® Delegate Program

Delegates play an important role in developing party platforms and ensuring real estate is a priority for both major parties: TexasRealEstate.com/Delegate.



Texas REALTOR® Public Officials

The Texas REALTORS® Public Official Program (RPO) identifies Texas REALTORS® who have been elected or appointed to serve as public officials at local, state or federal levels. Tell TAR if you know a REALTOR® public official: [TexasRealEstate.com/RPO](https://texasrealestate.com/RPO).

Texas REALTOR® Candidate Academy

Have you thought of running for office? Get ready for the challenges of the campaign trail with training from the Texas REALTOR® Candidate Academy. Learn more at [TexasRealEstate.com](https://texasrealestate.com).

Candidate Interview Program

Local associations meet with candidates and find out if they support private-property rights and the real estate industry: [TexasRealEstate.com/CandidateInterviews](https://texasrealestate.com/CandidateInterviews).

Legislative Contact Teams

Become a key Texas REALTOR® contact for legislators.

REALTOR® Day at the Texas Capitol

Join thousands of Texas REALTORS® for a day at the Texas Capitol and advocate for legislation that will benefit your business and property owners.

Voter Registration Program

Being effective at the state capital or city hall begins with making sure Texas REALTORS® and clients are registered to vote.

For information on any of these programs visit
texasrealestate.com/members/government-affairs/political-affairs/get-involved



Broker Involvement Program

Need Your Involvement on Critical Policy Issues

Why should you get involved? Because lawmakers may be considering new laws that could impact your business. Being a REALTOR® makes you VERY powerful. You know the community, the neighborhoods, other business owners and REALTORS®, and are a trusted resource for property owners. You know more about your business and industry than many who are holding office.

Our REALTOR® legislative and regulatory agenda is focused on efforts to stimulate, stabilize, and strengthen real estate markets across the nation while protecting the business interests of members. When critical issues like mortgage cancellation, GSE reform, and tax reform are up for debate, NAR and your state associations want to call on you and your agents to take action.

NAR's Broker Involvement Program provides you, the broker, with a quick and effective tool to rally your agents and send a clear united voice to our state and federal leaders on critical legislative and regulatory issues affecting our industry.

Participation Offers You and Your Agents:

- **A Voice on Capitol Hill**

The program is an opportunity to bring a strong and united REALTOR® voice to members of Congress. With more than 15,000 broker-owners and 470,000 agents in the program, the REALTOR® voice will be heard loud and clear.

- **An Easy-to-Manage Solution**

Nothing needs to be downloaded and there is no cost to the broker. NAR gives the broker-owner or managing broker access to the Broker Portal.

- **Proven Results**

Your online participation report will show you response rates on Broker Calls for Action are significantly higher. The message is from you, the broker, to your agents. Nearly 40 percent of all responses on the Broker Calls for Action are from agents in the Broker Involvement Program. Your agents listen to you then take action!

Vote – Act – Invest

NAR Broker Involvement Contacts

Victoria Givens, Manager

REALTOR® Mobilization Programs
202-383-1021
vgivens@realtors.org

Jim MacGregor, Managing Director

Communications & REALTOR® Mobilization
• 202-383-1188
jmacgregor@realtors.org

Broker Involvement Program

<https://realtorparty.realtor/member-consumer/brokers>

JOIN TODAY

**Sign up your company online at
www.realtorparty.com/brokersjoin**

Automatically send agents the Broker Call for Action:

Auto-participation:

If you have 100 or less agents, the Broker Calls for Action (CFA) are among the first messages sent to agents. NAR will alert you by email when there is a state or national Broker CFA (usually three to five per year). The Broker agrees to allow NAR to automatically send all Broker CFAs with the Broker's name and company logo to their agents, thus enabling their agents to quickly take action. This is the most efficient and effective method to ensure that state and federal decision makers hear our REALTOR® voice.

For Broker-Owners with 100 or more agents you may choose:

Auto-participation: as described above, or Review and approve: NAR will alert the Broker by email (brokers@realtors.org) when there is a Broker Call for Action (CFA). The Broker's email message and the CFA will be available for review on the Broker Portal, where the Broker can approve or reject sending the Broker message and CFA with their name and logo. Please note: the Broker CFA will not be sent until NAR receives your approval. Once approved, the Broker message and CFA will only go to your agents that have not yet responded. If you reject the message, the CFA will be sent to all members under NAR's name.

Useful tools & Resources

Spread the Word Campaign – Fliers and tools to help spread the TREPAC message.

trepac.com/spreadtheword

REALTOR® Action Center – The action center provides tools and other resources that can help REALTORS® meet the current challenges and keep their business going.

<https://realtorparty.realtor>

Follow us on social media

 **facebook.com/TREPAC**

 **[@TexasTREPAC](https://twitter.com/TexasTREPAC)**

 **[@TAR_GA](https://twitter.com/TAR_GA)**



TREPAC recognizes brokerages that support private-property rights

Brokers are among the strongest advocates for private-property rights, and TREPAC wants to recognize your brokerage's efforts. The TREPAC-Certified Brokerage program commemorates your dedication to supporting Texas real estate.

To earn TREPAC-Certified Brokerage status, the broker must encourage all sponsored agents to register to vote and **75%** of the agents you sponsor must complete the following:

- *Follow TREPAC on social media*
 - » *Like Facebook.com/TREPAC*
 - » *Follow @TexasTREPAC on Twitter*
 - » *Text "TREPAC" to 512-806-0316 for mobile alerts*
- *Participate in NAR Calls for Action by texting "TXREALTORS" to 30644*
- *Or by signing up through realtorparty.realtor/member-consumer/brokers*
- *Make at least a fair share TREPAC investment.*

When your brokerage has met these requirements, contact TREPAC Education Manager Dallas Reed at dreed@texasrealtors.com to receive two coveted TREPAC distinctions that commemorate your status:

- *A written declaration of your brokerage's advocacy efforts to proudly display in your office*
- *A TREPAC advocacy badge designed for you and your agents to include in your email signatures.*

Contributions are not deductible for federal income tax purposes. Contributions to the Texas Association of REALTORS® Political Action Committee (TREPAC) and the Texas Association of REALTORS® Federal Political Action Committee (TAR FedPAC)—which makes contributions to the REALTORS® Political Action Committee (RPAC)—are voluntary and may be used for political purposes. The amount indicated is merely a guideline, and you may contribute more or less than the suggested amount. You may refuse to contribute without reprisal, and the National Association of REALTORS®, the Texas Association of REALTORS® (TAR), and its local associations will not favor or disadvantage anyone because of the amount contributed. Until the RPAC annual goal is met, 70% of an individual's contribution goes to TREPAC and may be used to support state and local candidates; the remaining 30% is sent to TAR FedPAC to support federal candidates and is charged against your limits under 52 U.S.C. 30116. (Exception: 100% of an individual's contribution goes to TREPAC if the individual is an employee of an affiliate member of TAR.) After the RPAC annual goal is met, 100% of an individual's contribution goes to TREPAC and may be used to support state and local candidates. You may contact the TAR political committee administrator at 800-873-9155 to obtain information about your contributions.



A History of Success

TREPAC/Texas Association of REALTORS® Political Action Committee has a long history of defending your earnings, preserving the health of the real estate industry, and advocating for property owners and real estate consumers. Here are just a few recent successes.

2017

- Supported legislation prohibiting cities from imposing fees on all new residential and commercial construction.
- Supported a bill providing buyers with information about the impact of nearby military installations.
- Required cities in populous counties that want to annex an area to receive voter approval in the area to be annexed.

2015

- Passed a constitutional amendment to ban any tax on real estate transfers and increase the homestead exemption to \$25,000 in one motion
- Repealed a \$300 fee that double-taxed brokers for their two year license
- Supported substantial business tax relief with a 25% reduction in the franchise tax rate
- Revised the property appraisal process to ensure equal and uniform property valuation
- Supported legislation to improve Texas roads by ending diversions from the Texas Highway Fund, decreasing bond debt, and allocate motor vehicle sales taxes to the state highway fund
- Required a super majority vote and notification on the taxing unit's website before a local taxing jurisdiction may increase a property-tax rate
- Enacted protections against bad-faith claims of patent infringement against end users located in, or doing business in Texas
- Supported changes to the Texas Windstorm Insurance Association to improve funding, efficiency, and private market participation.

2013

- Played a key role in addressing the state's long-term water and public education needs
- Helped enact critical consumer-protection laws in the property-tax lending industry.

2011

- Fought for and passed a revision to the Deceptive Trade Practices Act that effectively exempts real estate brokerage from liability under the act—as long as the broker or agent hasn't committed an unscrupulous or illegal act
- Helped the Texas Real Estate Commission attain a self-directed, semi-independent status, insulating the agency from future state-mandated budget cuts and enabling TREC to better serve licensees and consumers
- Passed a measure eliminating most future private transfer fees on real estate transactions
- Enacted strong consumer protections in eminent-domain proceedings
- Passed numerous HOA-reform bills that increase homeowners' rights and promote more efficient, transparent, and effective HOA management.



So ... What's Your Goal?

Real estate is about more than buying and selling a home. It's about knowing the issues, being informed, and protecting your clients and the real estate industry.

If your office has 25 agents, and you encouraged each of your agents to make their \$35 "fair share" investment, at 100% participation your office would put \$875 toward protecting your future. Considering how much TREPAC saves you each year, that's a small price to pay for such a big return.

Consider taking it one step further and challenging each agent to invest \$110 for a total goal of \$2,750.

 \times  $=$ **\$875**

25 agents \$35

 \times  $=$ **\$2,750**

25 agents \$110



GET CONNECTED

Who uses Social Media?

68% of all U.S. adults use Facebook

76% of Facebook users visit the site daily

62% of online adults ages 65 and older now use Facebook

21% of all U.S. adults use Twitter

29% of Twitter users have college degrees

Social Media Update 2016, Nov. 11, 2016, © 2012 Pew Research Center.

No matter how you get your information, TREPAC is there:



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