



## Details of Forms Changes for January 2026

### RESIDENTIAL FORMS REVISIONS

- ❖ **Residential Real Estate Listing Agreement Exclusive Right to Sell (TXR 1101)**
  - Removing reference to subagent in 5A
  - Adding a definition for “related party”
  - Adding a paragraph prohibiting a related party from selling the property during the protection period without compensating the broker
  - Adding T-47.1 Declaration as an option in Section 19D
- ❖ **Residential Real Estate Listing Agreement Exclusive Right to Lease (TXR 1102)**
  - Removing reference to subagent in 5A
- ❖ **Farm and Ranch Real Estate Listing Agreement Exclusive Right to Sell (TXR 1201)**
  - Removing reference to subagent in 5A
  - Adding a definition for “related party”
  - Adding a paragraph prohibiting a related party from selling the property during the protection period without compensating the broker
- ❖ **Condominium Addendum (TXR 1401)**
  - Changing the term “unit” to “property” throughout the document
- ❖ **Amendment to Listing (TXR 1404)**
  - Removing reference to subagent in D
- ❖ **Information About On-Site Sewer Facility (TXR 1407)**
  - Updating paragraph D with date and source of information for wastewater usage rates
- ❖ **Buyer/Tenant Representation Agreement – Long Form (TXR 1501)**
  - Removing *Residential* from the title to allow the form to be used in more types of transactions
  - Adding a new provision to allow an optional retainer to be paid to the broker
  - Adding a definition for “related party”
  - Including a new additional notice relating to changes to Texas law following the passage of Senate Bill 17 relating to foreign acquisition of real property interests ([For more information about SB 17 please see this article](#))
- ❖ **Termination of Buyer/Tenant Representation Agreement (TXR 1503)**
  - Adding language to emphasize that both parties must sign the termination agreement
  - Clarifying language about the termination fee
  - Moving protection period to a separate paragraph and adding a definition for “related party”
  - Clarifying that certain provisions in the agreement survive termination
- ❖ **General Information and Notice to Consumers (TXR 1506)**
  - Adding additional provisions specifically applicable to tenants
  - Modifying language throughout to enhance clarity
- ❖ **Notice of Withdrawal of Offer (TXR 1945)**
  - Formatting changes only
- ❖ **Buying Your Home: Settlement Costs and Helpful Information (HUD Form) (TXR 2512)**
  - Retiring this form as it is no longer being utilized

### NEW RESIDENTIAL FORMS

- ❖ **Unrepresented Customer Showing Form (TXR 1508)**

- This form can be used for non-agency showings to prospective buyers of residential property
- ❖ **Residential Contract Critical Date List (TXR 1958)**
  - This informational form can be used to list many of the important dates and deadlines from the residential one-to-four family contract

## LEASING & PROPERTY MANAGEMENT FORMS REVISIONS

- ❖ **Residential Real Estate Listing Agreement, Exclusive Right to Lease TXR 1102:**
  - Revised Paragraph 5, “Broker Compensation”, to bring into compliance with the new TREC housekeeping law going into effect on January 1, 2026
  - Added notice about Federal Fair Credit Reporting act to ensure that members are aware of the requirements regarding who can obtain a credit report
  - Added form numbers to easily identify Texas REALTORS® forms in Paragraph 19 “Addenda and Other Documents”
  - Added paragraph for insurance requirements
  - Removed references to subletting and assignment fees to conform with updated Lease
- ❖ **Residential Lease Application TXR 2003:**
  - added a paragraph regarding Foreign Buyers and Renters law (effective September 1, 2025) to put the Applicant on notice that they should seek an attorney if the law might be applicable to Applicant(s).
  - added notice about Federal Fair Credit Reporting act to ensure that members are aware of the requirements regarding who can obtain a credit report
- ❖ **Animal Addendum TXR 2004:** updated Paragraph reference to match updated Lease
- ❖ **Extension of Residential Lease TXR 2005:** updated Paragraph reference to match updated Lease
- ❖ **Residential Lease Amendment TXR 2014:** updated Paragraph reference and contact information to match updated Lease
- ❖ **Addendum Regarding Fee in Lieu of Security Deposit TXR 2018:** updated Paragraph reference to match updated Lease
- ❖ **Residential Leasing and Property Management Agreement TXR 2201:**
  - Removed reference to subagency in Paragraph 15 “Cooperation With Other Brokers” to bring into compliance with the new TREC housekeeping law going into effect on January 1, 2026
  - Fixed duplicative language in paragraph 22
- ❖ **Lease Amendment Concerning Tenant Change TXR 2211:** updated Paragraph reference to match updated Lease
- ❖ **Itemization of Security Deposit TXR 2216:** updated Paragraph reference to match updated Lease
- ❖ **Notice of Termination Due to Casualty Loss TXR 2229:** updated the required number of days the party must wait for repairs to begin to allow for ease of use
- ❖ **Notice of Late Rent Breach of Lease TXR 2230:** updated Paragraph reference to match updated Lease
- ❖ Removed **Residential Lease Sight Unseen Addendum TXR 2017**, as that language is already in the Lease

❖ **Residential Lease TXR 2001:**

- General: extensive renumbering of paragraphs
- Paragraph 1: Parties
  - Moved occupants list up to Paragraph 1 (previously in Paragraph 12); changed “ages of Occupant(s)” to “DOB of Occupant(s)”
  - Defined “Tenant” and “Occupant”
- Paragraph 3: Lease Term and Rent
  - Reworded title of Paragraph 3 to “Lease Term and Rent”
  - Added a clause to detail when written notice of termination shall be due in the Primary Term section
  - Included only amounts of: Monthly Rent, Prorated Rent, Late Fees, and Security Deposit so that the Parties can easily see the bulk of the recurring monetary responsibilities in one place, on page 1. All other payment details have been moved to Paragraph 4: Rent Details.
  - Added a clause for “Additional Monthly fees” that may recur, such as a monthly animal fee, etc.
  - Reorganized many of the clauses for ease of understanding
    - Added a blank for late fees in 3(D)(2) additional late charges to include a dollar amount AND percentage
  - Added an option for security deposit date to now include checkboxes: now includes on or before execution of the lease OR a blank line for a date should a Landlord require receipt of the security deposit on a specific date prior to execution
- Paragraph 4:
  - Now titled “Rent & Payment Details”
  - This paragraph now includes all other details of payments “aside from amounts in Paragraph 3” together on page 2.
  - Includes details for time of payment, place of payment, method of payment, rent increases, late fees and late payment details, returned payment, application of funds, and delay of occupancy
  - Previous paragraphs, as listed, have now been combined into this Paragraph. Now includes previous Paragraph 6: Late Charges, Paragraph 7: Returned Payment, and Paragraph 8: Application of Funds.
- Paragraph 5: Automatic Renewal and Notice of Termination
  - Previously Paragraph 4
  - Removed confusing and duplicative language
- Paragraph 7:
  - Renamed to “Security Deposit Details”
  - Reformatted information for convenience and an easier read
  - Added in definition of “wear and tear” as defined in the Texas Property Code
  - Consolidated list of potential reasonable charges
- Paragraph 9: Use and Occupancy:
  - Previously Paragraph 12
  - Clarified “Guest” language

- Paragraph 13: Move-Out
  - Previously Paragraph 16
  - Updated (A) Move-Out Condition paragraph to reflect that the property should be surrendered in a clean condition
- Paragraph 14: Property Maintenance
  - Previously Paragraph 17
  - Added water softeners to tenant's responsibility list in (A)(13)
  - in (B) Yard Maintenance,
    - removed reference to "common areas" maintained by owner's association, now simply referring to any areas maintained by owner's association
    - added a clause to exclude tree trimming from Yard Maintenance to ensure safety
    - ensured that all references to yard mean only yard as defined in B(1)
- Paragraph 15: Repairs
  - Previously Paragraph 18
  - Added a clause to (A) Repair Requests, as some new local ordinances may determine HVAC is an emergency repair
- Paragraph 21: Subordination
  - Previously Paragraph 24
  - Included a summary of PTFA
- Paragraph 25: Early Termination
  - Previously Paragraph 28
  - Added reference to *Early Termination of Residential Lease TXR 2012* as an alternative agreement the parties can use
  - Removed all references to Assignment or Subletting
    - Potential new form can be drafted for this purpose
- Paragraph 28: Addenda
  - Previously Paragraph 31
  - Added TXR form numbers
  - Removed forms that are not available through Texas REALTORS®
  - Added additional blank lines for other Brokerage-specific documents
- Paragraph 29: Notices
  - Previously Paragraph 32
  - Strengthened wording to comply with SB 38 (effective January 1, 2026) in which notices can be sent via email if the parties agree to it in writing
  - Removed Fax and blanks for alternative modes of communication
- Paragraph 31: Information
  - Previously Paragraph 34
  - Added option for landlord to require tenant to obtain and maintain liability insurance of a certain listed amount in 31(I)

## NEW LEASING & PROPERTY MANAGEMENT FORM

### ❖ **Notice to Pay or Vacate**

This form was created to ensure that members will be in compliance with new eviction reform law going into effect January 1, 2026.