



## WRITTEN AGREEMENT REQUIREMENTS FOR RESIDENTIAL BUYERS

**Beginning January 1, 2026, you will need to enter into a written agreement with prospective buyers of residential property.** The written agreement must be signed prior to showing a property, or if there is no showing, before presenting a purchase offer on behalf of the prospective buyer. The written agreement can be a full representation agreement or a showing-only agreement *without representation* if that is the only service being provided.

All written buyer agreements must include:

1. The services to be provided
2. The termination date of the agreement
3. Whether the agreement is exclusive or non-exclusive
4. Whether the license holder represents the buyer as the buyer's agent or does not represent the buyer as the buyer's agent if showing real property is the only brokerage act being performed
5. The amount or rate of compensation the broker will receive and how the amount is determined
6. Conspicuous language that broker compensation is not set by law and is fully negotiable.

**For a showing-only agreement *without representation*,** the agreement may not be exclusive and may not include a termination date more than 14 days from the date the agreement is entered into.

If a showing-only agreement is entered into and the prospective buyer wants the license holder to provide any other acts of real estate brokerage, the license holder must enter into a separate representation agreement with the buyer.

**After showing a customer a residential property for sale without representation, if the customer wants you to find them other properties to view,** you can no longer work with them without representation since locating property for sale is an additional real estate brokerage activity. Prior to continuing to work with the customer, you should enter into a written buyer representation agreement. Either a *Residential Buyer/Tenant Representation Agreement – Long Form* (TXR 1501) or a *Residential Buyer – Tenant Representation Agreement – Short Form* (TXR 1507) may be used for this purpose.

**When showing property only, you now have a choice in Texas REALTORS® forms**, you may use the *Unrepresented Customer Showing Form* (TXR 1508), **or** the *Residential Buyer – Tenant Representation Agreement – Short Form* (TXR 1507) and mark “Showing Services.”

TXR 1508 **is not** a representation agreement. It’s a form that complies with the statute (Section 1101.563, Texas Occupations Code) and can be used when you do not represent seller or buyer and you are only performing the service of showing real property. Prior to showing the property, fill in the property address at the top of the form and complete the signature block at the bottom of the form. Make sure the customer initials and dates the form.

TXR 1507 **is** a representation agreement. It allows you to limit the scope of your representation, as permitted by Texas law. When using this agreement to provide showing services, you must still meet your legal and ethical duties while performing the limited service you’ve agreed to provide. Section 1101.557 of the Texas Occupations Code requires you to, at minimum, answer the party’s questions and present any offer to or from the party.

**If you host an open house for a home *not* listed by your brokerage**, you must have a written agreement with anyone who views the property. The written agreement could be as simple as a non-exclusive showing agreement (*that meets the requirements of the statute*) that attendees initial at the entry of the property.