

2025 TREC CONTRACT CHANGES: WHAT YOU NEED TO KNOW

National Title Group | Your Trusted Title Partner Effective January 3, 2025

TREC contract updates are mandatory for all Texas real estate transactions. Here's a breakdown of the key changes that impact your contracts and what you should look out for.

Contracts & Forms Affected

Updated Contracts Include:

- Unimproved Property (TREC 9-17)
- One to Four Family Residential (TREC 20-18)
- New Home - Incomplete Construction (TREC 23-19)
- New Home - Completed Construction (TREC 24-19)
- Residential Condominium (TREC 30-17)
- Farm and Ranch (TREC 25-16)

Addenda & Amendments Updated:

- Addendum for Section 1031 Exchange (TREC 60-0)
- Third Party Financing Addendum (TREC 40-11)
- Amendment to Contract (TREC 39-10)
- Addendum for 'Back-Up' Contract (TREC 11-8)

Other Forms:

- Condominium Resale Certificate (TREC 32-5) (Voluntary Use)



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AGENT RESOURCES

Highlights of Key Changes

1. T-47.1 Declaration (Survey Disclosure Option)

- New non-notarized T-47.1 form now accepted.
- Buyer may obtain new survey (instead of shall).
- Lack of survey no longer triggers termination rights under Third Party Financing Addendum.

2. Mold Remediation Certificate Disclosure

- Sellers must now disclose any mold remediation certificates from the past 5 years (applies to most contracts except Unimproved Property).

3. Third Party Financing Approval

- Buyer must now provide both written notice of termination and lender's written statement if financing is denied.

4. Earnest & Option Money Clarity in Back-Up Contracts

- Clearer timelines and requirements for fees to mirror primary contract structure.

Stay Updated

Use the QR code or visit the TREC website to access redlined versions and updated forms:

www.trec.texas.gov



Questions? We're Here to Help.

Our expert escrow teams are ready to walk you through the changes and how they impact your transactions.



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