

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:

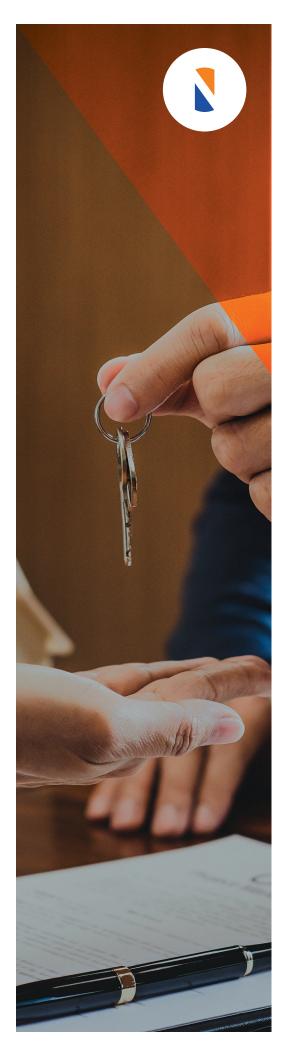
- Addendum for Section 1031 Exchange (TREC 60-0)
- Third Party Financing Addendum (TREC 40-11)
- Amendment to Contract (TREC 39-10)
- Addendum for 'Back-Up' Contract (TREC 11-8)

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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