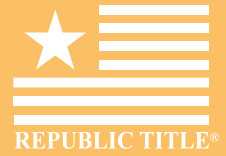


# Summary of Changes



¶ 2 - Reservations of mineral rights must be done in a separate addendum

¶ 5 - Earnest Money to be delivered within 3 days of the Effective Date, unless the 3<sup>rd</sup> day is a Saturday, Sunday or legal holiday in which case it is due on the next day that is not a Saturday, Sunday or legal holiday. If Earnest Money is not delivered timely to Escrow Agent, Seller may terminate the contract by giving notice to the Buyer before the Buyer delivers the earnest money. Time is of the essence for this paragraph.

¶ 6A(9) - Now includes a TDI approved exception for minerals

¶ 6B - Removed the phrase “due to factors beyond Seller’s control”

¶ 6 D - Defines the time by which seller is to cure objections as the “Cure Period” and addresses additional time periods for Buyer to object and Seller to cure if a revised commitment, revised survey, or updated exception document is provided.

¶ 20 - Clarifies what is meant by “applicable law” and an “affidavit” when seller is a “foreign person.”

“Effective Date” - Is made a defined term throughout the contracts but is still tied to the final date of acceptance provided on the signature page.

Broker’s Information Page - Added space for Broker phone number, removed the spaces for fax numbers. Removed Initial boxes for Seller and Buyer.

Earnest Money Receipt Page - Separate receipt boxes were added to the forms for Earnest Money, the Contract and Additional Earnest Money. Initial boxes for Seller and Buyer were removed. Space to enter time received added.

*NEW* Addendum for Authorizing Hydrostatic Testing - Authorizes a hydrostatic test to be performed at buyer’s expense and elect who will be responsible for damages caused by the test.

*NEW* Addendum Concerning Right to Terminate Due To Lender’s Appraisal - Addresses the situation where the parties create a contingency to the contract based on the appraisal performed by the lender. 3 choices now for use on conventional financing only (not FHA or VA).

Disclaimer: This information represents excerpts from the TREC website page entitled New Contract Form Changes Now Available for Voluntary Use and are not intended to be reflective of the changes in their entirety. Please consult the TREC website for full descriptions of these changes.

Contact your Business Development Rep. to schedule a Contract Changes class at your Brokerage, or visit [www.republictitle.com/residentialeducation](http://www.republictitle.com/residentialeducation) for additional class information.

# TREC CONTRACT CHANGES

For detailed information  
and all important  
contract changes,  
please visit:

[www.trec.texas.gov](http://www.trec.texas.gov)

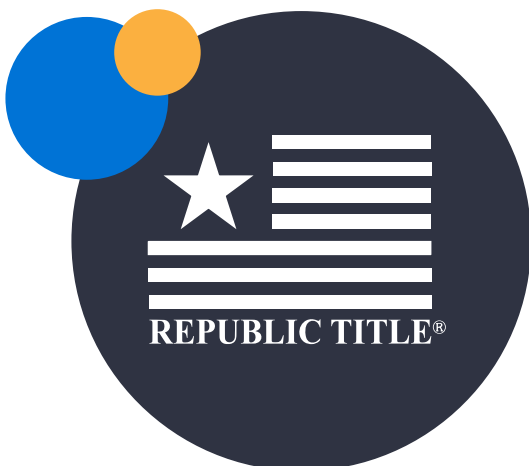
## WHAT YOU NEED TO KNOW NOW

**1** The TREC contract changes can be used now voluntarily, but *mandatory use must begin on May 15, 2018.*

**2** The full list of all the changes can be found on TREC's website. There are more than a dozen changes, so you will want to give yourself time to read up on them and prepare.

**3** Republic Title's education department has a NEW 1 hour CE class to go over all the changes, taught by a qualified attorney. You will have an opportunity to ask questions and get answers in this class.

**4** Noted changes include changes to Paragraph 5 regarding Earnest Money, two new addendums; one on hydrostatic testing and another on appraisals.



TURN THE PAGE TO SEE A BREAKDOWN OF  
THE CHANGES.