



ECLIPSE INFORMATION LINKS:

- [Gillespie County](#)
- [Blanco County](#)
- [Kimble County](#)
- [Mason County](#)

REALTORS PROPERTY RESOURCE... Flood zones, Schools, POIs, Pricing Trends. Research it all with [RPR](#), an NAR member benefit.

NAR SETTLEMENT RESOURCES... Check back often. Information is updated frequently.

- [facts.realtor.](#)
- [competition.realtor.](#)
- [Texas REALTORS responds to NAR Settlement](#)

FREE CONTINUING EDUCATION - JUNE 6... For CHCBB members in good standing. June 6 with in-person instruction by Sarah Norman.

- [The NAR Code of Ethics \(3 CE\) 9 am - 12 pm. Register here.](#)
- [Out with the Old, In with the New - Texas Farm & Ranch Contract \(3 CE\) 1 pm - 4 pm. Register here.](#)

LEGAL HOTLINE... a Texas REALTORS' member benefit: **512-480-8200**

CHCBB staff will be working remotely on Monday, April 8th due to the expected impact on area resources and traffic for the Total Solar Eclipse.

MISSION STATEMENT: *The Central Hill Country Board of REALTORS® protects private property rights and serves its members by providing valuable services which promote professionalism and ethical standards.*



Central Hill Country Board Of REALTORS | 906 N. Milam St., Fredericksburg, TX 78624

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MARKET REPORTS

MARCH

[Housing Report***](#)
[Report](#)

[Local Market Report***](#)

[Market Snapshot***](#)

[NAR Sold](#)

1st QUARTER

[Housing Report***](#)

[NAR Sold Report***](#)

[All market reports from 2020 to current available at \[www.CHCBR.org\]\(http://www.CHCBR.org\) -> Consumer Resources -> Market Reports](#)

*© 2023 Texas Association of REALTORS® — Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.

CHCBR MLS

RURAL SUBDIVISION LOT/TRACT.... **When entering a platted Rural/Subdivision Lot/Tract listing**, if there is not an assigned street number, please use the lot number as the street number. This will assist in property history and data distribution.

Example:

*CAD Situs Address: Scott Branch Rd; CAD Legal: Reservation Ranch Lot 4
= MLS address: Lot 4 Scott Branch Rd.*

ADDING A STREET, SUBDIVISION, ETC..... Send an email with your request and a link to the appraisal district parcel ID (or a screenshot) to mail@chcbr.org



APRIL IS FAIR HOUSING MONTH

Be an advocate for fair housing and the future of our industry. Commit to combating discrimination in real estate.

Get started by visiting fairhaven.realtor to explore the fictional town of Fairhaven and assess how well you are adhering to fair housing principles.



NEWS YOU CAN USE APRIL 15 2024

TEXAS REALTORS

ZIPFORMS.... A Texas REALTOR Member Benefit. [Learn more here.](#) For help with Zipforms, call 800-383-9805. Learn About Using Authentisign and zipForm [HERE](#).

ETHICS COMPLAINTS.... REALTORS® abide by the strict standards of the [Code of Ethics](#). If a REALTOR® has failed to meet these standards, you can file a complaint. Learn about the process [HERE](#).

GET BETTER EXPOSURE ON LINKEDIN BY OPTIMIZING YOUR PROFILE... Your LinkedIn profile most likely includes a professional headshot, mentions your niche, and states where you work. That's a good start. [MORE](#).

5 WAYS YOU CAN BETTER MANAGE YOUR TIME... You have good intentions to stay organized and on track in your work life. However, stuff happens—even with a well-scheduled to-do list. Here are strategies for not letting time get away from you. [MORE](#).

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NEWS YOU CAN USE

APRIL 22, 2024

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FAIR HOUSING SCENARIOS RELEVANT TO YOUR BUSINESS...

- Do you know what the seven protected classes are?
- If a subdivision displays a Nativity scene in December, does the subdivision have to allow or display other religious or holiday symbols?
- What circumstances make it acceptable to deny a reasonable accommodation?

You can find the answers to these questions and more in the [March/April issue of the Texas REALTOR® magazine](#).

TEXAS REALTORS®

INTERMEDIARY... Check out the Texas REALTORS® Legal Briefs video [HERE](#) This video discusses the intermediary relationship. If you have any further questions about this or any other legal topic, please visit texasrealestate.com/faq or call the Legal Hotline at 800-873-9155.

VIEW THE TEXAS REALTORS® LEGAL BRIEFS VIDEO LIBRARY [HERE](#).

NAR SETTLEMENT ANSWERS

IS IT POSSIBLE FOR OFFERS OF COMPENSATION TO BE CONVEYED THROUGH CHANNELS OTHER THAN THE MLS? Yes. Offers of compensation could continue to be an option consumers can pursue off-MLS through negotiation and consultation with real estate professionals. And sellers can offer buyer concessions on an MLS (for example, concessions for buyer closing costs). Get more facts about NAR's settlement agreement at facts.realtor.

FANNIE MAE AND FREDDIE MAC... provide clarification on the treatment of seller-paid real estate agent fees [HERE](#)

FHA GUIDANCE ON SELLER-PAID COMMISSIONS... The FHA published a note with FAQs and guidance on seller-paid commissions related to the NAR settlement. [MORE](#)

DISPELLING 7 MYTHS ABOUT NAR'S PROPOSED SETTLEMENT... You can help correct the record about the association's proposed settlement to resolve nationwide claims brought by home sellers. [MORE](#).

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CHCBR MLS

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BEDROOMS/BATHS FIELDS.... are purposely located above the Main House Sq. Ft. field and are to be used **only for the main house Bedrooms/Baths count**. Adding an additional bed/bath count that is not a part of the Main House implies that the main home has more bedrooms/baths than it does and is misleading to both agents and consumers.

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NAR SETTLEMENT ANSWERS

SETTLEMENT AGREEMENT

FACT SHEET... Read the details of NAR's action [HERE](#).

TIPS FOR TALKING WITH BUYERS & SELLERS.... [HERE](#) are eight points from NAR Legal Affairs about how to have transparent conversations about compensation.

FINANCING FAQ'S [HERE](#).

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