

NEWS YOU CAN USE 01.02.2024



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.

WANT TO RECEIVE YOUR COMPENSATION THROUGH AN LLC OR S-CORP?

There's a new option coming January 2024. Learn more [here](#).

TREC Business Entity Comparison Chart

Registration

v.

License

Eligible business entities

- LLCs
- S-Corps

Must be at least 51% owned by the license holder on whose behalf the entity receives compensation

- LLCs
- Corporations, including S-Corps
- Partnerships
- Other authorized entities

Can the entity receive compensation on behalf of a license holder?



Can the entity perform any other type of brokerage activity? (e.g., advertise a property under the name or use of the entity in the listing agreement.)



Does the entity need a designated broker?



Are there errors and omissions insurance requirements?



*If the designated broker owns less than 10% of the business entity.

Updated November 2023

TEXAS REALTORS®

Texas REALTORS® has been named in two lawsuits. Learn more [here](#).

Additional resources:

- [Texas REALTORS' Lawsuit Factsheet](#)
- [Texas REALTORS' Commissions Fact Sheet](#)
- [Texas REALTORS' Compensation FAQ Flier](#)

CHCBR MLS

CHCBR MLS CARAVAN IS MOVING BACK TO TUESDAYS... Gillespie County Caravan will be moving back to Tuesdays, **effective January 9, 2024**.

UPCOMING EDUCATION

January 12 *** open to CHCBR members in good standing @ no cost.

March 5, 6, 12, & 13

- GRI: Contracts to Closing (30 SAE)

- Legal Update 1 (4 CE) 8:30-12:30
- Legal Update 2 (4 CE) 1-5

January 16

- Broker Responsibility (6 CE) 9-4

January 26

- Forms You Need to Know (3 CE) 9-12

February 6

- Legal Update 1 (4 CE) 8:30-12:30
- Legal Update 2 (4 CE) 1-5 PM

February 16

- Forms You Need to Know (3 CE) 9-12

February 20

- Broker Responsibility (6 CE) 9-4

8:30-5

March 8

- Broker Responsibility (6 CE) 9-4

March 15

- Forms You Need to Know (3 CE) 9-12

March 27

- Legal Update 1 (4 CE) 8:30-12:30
- Legal Update 2 (4 CE) 1-5 PM

April 9, 10, 16, & 17

- GRI: Business Skills (30 SAE) 8:30-5

approved TREC required contracts CE

All classes are interactive broadcast classes offered via Zoom format held in person at the CHCBR office.
Please register in Navica or at www.chcbr.org => [Events](#) or call 830.997.4758.



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

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NEWS YOU CAN USE 01.08.2024



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2024 TEXAS REALTORS®' REAL ESTATE BAR CAMP



**Thursday, April 18
8 am - 1 pm**

**Altstadt Brewery
Fredericksburg, TX**

[REGISTER TODAY!](#)

Your copy should address 3 key questions: Who am I writing for? (Audience) Why should they care? (Benefit) What do I want them to do here? (Call-to-Action)

Create a great offer by adding words like "free" "personalized" "complimentary" or "customized." A sense of urgency often helps readers take an action, so think about inserting phrases like "for a limited time only" or "only 7 remaining"!

TEXAS REALTORS®

FIND OUT WHAT YOUR DUTIES AS A PROPERTY MANAGER OR LANDLORD ARE.... in this **[LEGAL BRIEFS VIDEO.](#)**

WANT ANSWERS TO YOUR SPECIFIC FAIR HOUSING SCENARIOS?.... The Texas Workforce Commission's Civil Rights Division joined the Texas REALTORS® Legal Department for a discussion tailored to REALTORS® about fair housing laws. **[WATCH HERE.](#)**

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“A good real estate agent is like a GPS – always ready to recalculate when things go off course.” – *Unknown*



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This unstructured conference is perfect for anyone interested in learning and sharing in a casual environment. It's all about sharing tips and tools, comparing what works and what doesn't, learning how to grow your business, PLUS expanding your network with industry pros from all across Texas and the country! Whether you've been a REALTOR® for 25 years or you just got your license last week, you're guaranteed to walk away with tips and tools you can apply to your business the next day.

CHCBR MLS

AUTO-PAY IS NOW AVAILABLE.... Details and set-up instructions [here](#).

VIRTUAL STAGING IS ALLOWED WITH THE FOLLOWING RULES:

1. Virtually Staged photos must be marked/identified.
2. Main listing photo may not be Virtually Staged.
3. there must be a comparison photo of the Virtually Staged room/area uploaded.

TEXAS REALTORS®

WONDERING WHAT YOU GET FOR YOUR STATE DUES?... See the discounts, legal tools, and so much more that you have access to because you're a Texas REALTOR® [HERE](#).

BEWARE OF BUYER "LOVE LETTERS".... In the latest [Legal Briefs video](#), Staff Attorney Laura Miller discusses the potential pitfalls and fair housing violations of buyer love letters.

LEGAL BRIEFS VIDEO LIBRARY [HERE](#)

"The best time to buy a home is always five years ago." Ray Brown



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WELCOME OUR NEW AFFILIATE MEMBER!



BEAR CREEK CONSTRUCTION

Adam Hahn

830.456.3277

adam@bearcreekbld.com

FEBRUARY 7 MEMBERSHIP MEETING

*Guest Speaker: Scott Fair
Gillespie County Appraisal District Chief Appraiser*

Please submit your program requests, topics, concerns, etc. [here](#).

[REGISTER HERE](#) or call 830.997.4758

FEBRUARY 13 CANDIDATE FORUM

**THE CENTRAL HILL COUNTRY BOARD OF REALTORS® IS HOSTING A
GILLESPIE COUNTY CANDIDATE FORUM
FOR THE MARCH 5TH ELECTION**

Wednesday, February 13

5-7 pm

The Edge, 3567 US 290, Fredericksburg

Come hear candidates for the following offices:

Sheriff

County Attorney

Tax Assessor-Collector

Commissioner Precinct 1

Commissioner Precinct 3

Light snacks provided. Beverages available for purchase.

[CHCBR MLS](#)

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NEWS YOU CAN USE

JANUARY 29, 2024

FEBRUARY 7 MEMBERSHIP MEETING

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Gillespie County Appraisal District Chief Appraiser

Please submit your program requests, topics, concerns, etc . [HERE](#).

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**County Attorney
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TEXAS REALTORS®

SCAMMERS DON'T NEED YOUR PHONE TO BREAK INTO IT... A SIM swap is a scam where fraudsters trick your phone carrier into moving your phone number to a phone they have. Now your phone stops working and their phone acts like yours. [READ MORE](#)

WHAT TO EXPECT IN REAL ESTATE IN 2024... What does the future hold for the Texas real estate market? In the Texas Real Estate Research Center's 2024 Texas Real Estate Forecast, one prediction is that many real estate sectors will have increased inventory available. [LEARN MORE](#)

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