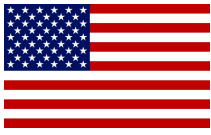


Central Hill Country Board of REALTORS®

NEWS YOU CAN USE - July 1, 2024



The Central Hill Country Board of REALTORS' office will be closed on Thursday, July 4th in observance of [Independence Day](#).

Texas REALTORS®' New and Updated Forms went live on Monday, June 24th. All forms vendor libraries have been updated (zipForms, etc.)

The new **Residential Buyer/Tenant Representation Agreement – Short Form (TXR 1507)** is essentially two forms in one. It can be used to provide a full range of services, or it can be used to provide showing services only. [LEARN MORE.](#)

The new **Addendum Regarding Brokers' Fees (TXR 2406)** is used with TREC residential sales contracts (such as the One to Four Family Residential Contract, Unimproved Property, and New Home contracts). This form documents the payment of brokers' fees in the transaction, including from a listing broker or seller to a buyer's broker. [LEARN MORE.](#)

Old forms with marked changes are available for reference [HERE](#).

Members can view and download blank PDFs of all Texas REALTORS® forms and TREC forms. Spanish translations—for informational purposes only—are also available for many forms. View [HERE](#). (Texas REALTORS® log-in required.)

Education Opportunities:

Central Hill Country Board of REALTORS® is hosting an in-person class with Sarah Norman on the new and updated forms on Tuesday, **July 9, 2024** at the board office. Open to CHCBB members only. Register [HERE](#) or call 830-997-4758. (no CE)

Accredited Buyer's Representative Designation Course, Wednesday & Thursday, **August 21 & 22**, hosted by the Kerrville Board of REALTORS®. In-person instruction with Socar Chatmon-Thomas. [MORE INFO.](#)

Support:

zipForm: 1-800-383-9805

Legal Hotline: 1-512-480-8200

Sponsored sales agents, please check with your broker for guidance and best practices.

TEXAS REAL ESTATE RESEARCH CENTER

TEXAS LAND MARKET LATEST DEVELOPMENTS, FIRST QUARTER 2024...May 2024 Summary. [HERE](#)

LAND INSIGHTS... May 2024 Summary. [HERE](#).

UPCOMING EDUCATION

JULY 9, 2024

New Forms and Updated Forms (no CE)
1pm - 4 pm

In-person instruction by Sarah Norman
No cost for CHCBB members in good standing.

[REGISTER HERE](#)

JULY 12, 2024

The Forms You Need to Know - 3CE
9am - 12 pm

[REGISTER HERE](#)

JULY 15, 2024

TREC Legal Update 1 - 4CE
[REGISTER HERE](#)

July 15, 2024

TREC Legal Update 2 - 4CE
[REGISTER HERE](#)

OCTOBER 1, 2024

At Home With Diversity - 8CE
[REGISTER HERE](#)



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.



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Central Hill Country Board of REALTORS®

NEWS YOU CAN USE - July 8, 2024

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TEXAS REALTORS

5 SCAMS TARGETING NEW HOMEOWNERS.... Buying a home is exciting. However, scammers may try to use your excitement and inexperience against you. [LEARN MORE.](#)

TEXAS REAL ESTATE RESEARCH CENTER

HOW NATURAL DISASTERS AFFECT HOME BUYING DECISIONS... March 2024 Summary [HERE](#)

TEXAS RESIDENTIAL MORTGAGE INDUSTRY WELCOMES UPWARD TREND FOR ORIGINATION VOLUME AND VALUES... March 2024 Summary. [HERE.](#)

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Central Hill Country Board of REALTORS®

NEWS YOU CAN USE - July , 2024



TEXAS REALTORS®

FOCUS ON FORMS... Video [HERE](#)

PRACTICE AND FORM CHANGES... FAQ's and more [HERE](#)

MEMBERSHIP BENEFITS... Your Texas REALTOR® dues provide you with a wide assortment of benefits—discounts, risk reduction tools, advocacy, industry updates, and more. See below for an alphabetical list of all member benefits. Read more [HERE](#)

UPCOMING EDUCATION

JULY 15, 2024

TREC Legal Update 1 - 4CE
[REGISTER HERE](#)

JULY 15, 2024

TREC Legal Update 2 - 4CE
[REGISTER HERE](#)

AUGUST 21-22, 2024

**Accredited Buyer's Representative (ABR)
Designation Course**

In-person instruction with Socar Chatmon-Thomas - hosted by the Kerrville Board of REALTORS®. [MORE INFO.](#)

OCTOBER 1, 2024

At Home With Diversity - 8CE
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TEXAS REALTORS®

THE LATEST ON THE NAR SETTLEMENT... [CLICK HERE](#)

UNDERSTANDING THE USE OF ADDENDUM REGARDING BROKERS' FEES (TXR 2406) FORM... Check out the simple flowchart from the legal affairs department. [CLICK HERE](#)

LEGAL HOTLINE NUMBER CHANGE.... 512.480.8200.

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AUGUST 21-22, 2024

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In-person instruction with Socar Chatmon-Thomas - hosted by the Kerrville Board of REALTORS®. [MORE INFO.](#)

SEPTEMBER 13, 2024

Forms You Need to Know - 3CE

[REGISTER HERE](#)

SEPTEMBER 17, 2024

Legal Update I - 4CE

[REGISTER HERE](#)

SEPTEMBER 17, 2024

Legal Update II - 4CE

[REGISTER HERE](#)

OCTOBER 1, 2024

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NOVEMBER 4, 2024

Legal Update I - 4CE

[REGISTER HERE](#)

NOVEMBER 4, 2024

Legal Update II - 4CE

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CENTRAL HILL COUNTRY BOARD OF REALTORS

MULTIPLE LISTING SERVICE

**Rules Updated
Commission Fields**

Good afternoon Central Hill Country Board of REALTORS Multiple Listing Service Participants and Subscribers-

The [Central Hill Country Board of REALTORS' Multiple Listing Service Rules](#) have been updated and approved by the CHCBB Board of Directors.

(Per NAR's mandated policy changes, all commission fields will be removed from CHCBB MLS on or about August 1, 2024.)

The most significant changes in the [Central Hill Country Board of REALTORS' Multiple Listing Service Rules](#) involve commissions and buyer's representation.

Please refer to:

- Section 1.9.....No Control of Commission Rates or Fees Charged by Participants
- Section 4.6.....No Filtering of Listings
- Section 5.....No Compensation Specified on MLS Listings
- Section 5.0.0...Required Consumer Disclosure
- Section 5.0.1...Written Buyer Agreement

CHCBB MLS Rules June 2024 DRAFT Redlined version [HERE](#). Please review and note all changes.

CHCBB MLS Rules Approved by the CHCBB Board of Directors June 27, 2024 [HERE](#)

(All governing documents are available on CHCBB's website: www.CHCBB.org -> [Documents](#))

(NAR Settlement FAQ's available [HERE](#))

19. What MLS policies have changed?

The policy changes, agreed to by NAR leadership, were reviewed and updated with the changes as outlined below:

- Eliminate and prohibit any requirement of offers of compensation on an MLS between listing brokers or sellers to buyer brokers or other buyer representatives.
- Retain, and define, "cooperation" for MLS Participation.
- Eliminate and prohibit MLS Participants, Subscribers, and sellers from making any offers of compensation on an MLS to buyer brokers or other buyer representatives.
- Require an MLS to eliminate all broker compensation fields and compensation information on an MLS.
- Require an MLS to not create, facilitate, or support any non-MLS mechanism (including by providing listing information to an internet aggregator's website for such purpose) for Participants, Subscribers, or sellers to make offers of compensation to buyer brokers or other buyer representatives.
- Prohibit the use of MLS data or data feeds to directly or indirectly establish or maintain a platform of offers of compensation from multiple brokers or other buyer representatives. Such use must result with an MLS terminating the Participant's access to any MLS data and data feeds.
- Reinforce that MLS Participants and Subscribers must not, and MLSs must not enable the ability to filter out or restrict MLS listings that are communicated to customers or clients based on the existence or level of compensation offered to the cooperating broker or the name of a brokerage or agent.

- Require compensation disclosures to sellers, and prospective sellers and buyers.
- Require MLS Participants working with a buyer to enter into a written agreement with the buyer prior to touring a home.

Sponsored sales agents, please check with your broker for guidance and best practices.

If you have questions or need assistance, please reach out.

Thank you,

Jeanne Zenner, **C2EX**, ePRO, GRI, TAHS, TRLP
Association Executive
Central Hill Country Board of REALTORS®
906 N. Milam
Fredericksburg, TX 78624
830.997.4758
ae@chcbr.org

Office hours: Monday- Friday, 8:30 – 4:30. Closed for lunch 12-1

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