Texas REALTOR® association leaders:

Update: The *Authorization to Furnish TILA-RESPA Integrated Disclosures* (TAR 2516) will **NO LONGER** be repealed and will remain in the TAR forms library. While the form is no longer necessary if the *Third Party Financing Addendum* (TAR 1901, TREC 40-7) is part of the contract, it may be used in transactions in which the TREC promulgated forms are not used. The form is intended to be provided by a broker or broker's authorized agent to the broker's client for the purpose of authorizing the broker or broker's authorized agent to receive the client's TILA-RESPA integrated disclosure documents on the client's behalf.

In addition, TAR 2513 (TREC RSC-2) *Disclosure of Relationship with Residential Service Company* was omitted from the list of forms below and will be available on zipForm no later than January 1st.

As a reminder, changes to the following Texas Real Estate Commission (TREC) forms were adopted at the November 2nd TREC meeting. These forms become mandatory on **January 1, 2016**.

- TAR 1601, TREC 20-13, *One to Four Family Residential Contract (Resale)*
- TAR 1603, TREC 23-14, *New Home Contract (Incomplete Construction)*
- TAR 1604, TREC 24-14, *New Home Contract (Completed Construction)*
- TAR 1605, TREC 30-12, *Residential Condominium Contract (Resale)*
- TAR 1607, TREC 9-12, *Unimproved Property Contract*
- TAR 1701, TREC 25-11, *Farm & Ranch Contract*
- TAR 1901, TREC 40-7, *Third Party Financing Addendum*
- TAR 1902, TREC 38-5, *Notice of Buyer's Termination of Contract*
- TAR 1903, TREC 39-8, *Amendment of Contract*
- TAR 1914, TREC 26-7, *Seller Financing Addendum*
- TAR 2513, TREC RSC-2*, Disclosure of Relationship with Residential Service Company*

In addition, TREC also adopted changes to the *Information About Brokerage Services* (TAR 2501, IABS 1-0) form and the *Consumer Protection Notice* (TAR 2503, CN 1-2) form. These two forms become mandatory on **February 1, 2016**.

Other TREC forms changes of note:

- TAR 2515, TREC OP-N, *Reverse Mortgage Financing Addendum*, will be repealed effective **January 1, 2016**.
- TAR 1921, TREC 32-4, *Condominium Resale Certificate*, which was adopted on an emergency basis at the August TREC meeting, was formally adopted November 2.
- Revisions to TREC *Seller's Disclosure of Property Condition* (TREC OP-H), which were adopted at the August TREC meeting, are also effective January 1, 2016.

Furthermore, changes have also been adopted to the following Texas Association of REALTORS® forms. The TAR forms will also be effective on **January 1, 2016**.

- TAR 1406, *Seller's Disclosure Notice*
- TAR 1415, *Residential Listing Checklist*
- TAR 1506, *General Information and Notice to a Buyer*
- TAR 1608, *New Residential Condominium Contract (Completed Construction)*
- TAR 1609, *New Residential Condominium Contract (Incomplete Construction)*
- TAR 1925, *Buyer's Walk-Through and Acceptance Form*
- TAR 1935, *Seller's Estimated Net Proceeds*
- TAR 1936, *Approximation of Buyer's Closing Costs*

- TAR 1941, *Relocation Addendum*
- TAR 2001, *Residential Lease*
- TAR 2005, *Extension of Residential Lease*
- TAR 2011, *Residential Lease for a Multi-Family Property Unit*
- TAR 2216, *Itemization of Security Deposit*
- TAR 2218*, Notice of Tenant's Intent to Vacate*

Revised TREC and TAR forms are available on the TAR blank forms page (with the exception of TAR 2001, 2005, 2011, & 2216, which must wait to be posted until January 1 because of statutory restrictions) and will be available in the zipForm library, if not already posted, no later than **January 1, 2016**. To view the redline version of the changes or to see a summary of the changes, visit the TAR adopted forms page. In response to any questions, please inform members that despite a January 1, 2016 effective date, once forms are posted, they may be used.

You can learn more about some of the revisions on the *Advice for Texas REALTORS®* blog.

Feel free to contact me if you have any questions.

Abby Lee, Senior Associate Counsel

cc: TAR Executive Board
TAR Legal Review Committee
TAR Risk Reduction Committee
TAR Property Management Committee
TAR Board of Directors