

Summary of Revisions to the 1-4 Family Contract

The Adopted Changes

Adopted: May 4th 2026 | Mandatory: July 1st 2026

- The term “generators” has been added to Paragraph 2B, Improvements, to reflect the increased prevalence of generators on properties.
- In Paragraph 5A(2), a definition of “Legal Holiday” has been added to provide better clarity. The term is also capitalized in the Addendum for “Back-Up” Contract.
- In Paragraph 5 and the receipt page, as well as in the Amendment to Contract and the Addendum for “Back-Up” Contract, the terms “option fee,” “earnest money,” and “contract”, as applicable, are now in lower case because they are not considered defined terms.
- A new Paragraph 7(I) has been added to the contract forms (not including the Residential Condominium Contract (Resale)) and a new Seller’s Disclosure About Groundwater and Surface Water Rights form has been created.
- Paragraph 12 has been reworded and reorganized and a new Paragraph 12B has been added related to brokerage compensation. The Amendment to Contract form has been updated to align with these changes and Paragraph 8B has also been removed. Additionally, the disclosure at the bottom of Page 10 related to compensation between brokers has been removed to help eliminate confusion.
- The title of Paragraph 20 has been amended to “Governmental Requirements” from “Federal Requirements” and language has been added to Paragraph 20B, which requires the parties to provide information needed by the escrow agent for any governmental reporting requirements.
- Paragraph 21 (Notices) was amended to clarify the acceptable delivery methods and that notices are effective when sent to a party or that party’s agent. The revised paragraph also provides more options for buyer, seller, and agent contact information.
- To streamline and improve usability, the committee recommended that all addenda and notices be incorporated into Paragraph 22 and reorganized into clearly labeled categories: Financial, Leases, Additional Tests and Reports, Statutory Disclosures and Notices, and Other. Several references requiring addenda to be attached were removed from Paragraph 6, and one subsection—Paragraph 6(E)(12)—was struck entirely to reduce redundancy.
- The Broker Information page (now retitled “Broker Contact Information”) has been further reorganized with updated formatting and terminology to better reflect industry practice.

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