

# TREC DISCLOSURE UPDATE



State	Texas
Update Summary:	<p><b>The Information About Brokerage Services (IABS)</b> Form ID: IABS 1-1 has been updated and now clarifies to the consumer that any brokerage fees are not set by law and are negotiable. The new form <a href="#">IABS 1-1</a> will be available for voluntary use until April 1, 2025, when its use becomes mandatory.</p> <p><b>What is the <i>Information About Brokerage Services</i> Form?</b></p> <p>Brokers and sales agents are required by law to provide written notice regarding information about brokerage services at the first substantive communication with prospective buyers, tenants, sellers, and landlords concerning specific real property by using the <a href="#">Information About Brokerage Services</a> form (IABS).</p> <p>The IABS form is a document that outlines the role of brokers and sales agents in a real estate transaction. It is divided into five sections covering</p> <ul style="list-style-type: none"><li>• Real estate license holder types</li><li>• Brokers' legally required duties</li><li>• Representation</li><li>• Written agreements and commissions</li><li>• Contact information for brokers and sales agents.</li></ul>
How to Comply:	<p><b>Two Ways You Must Provide the IABS Form on Your Business Website</b></p> <p>License holders must post a completed IABS form on the homepage of their business website, in a readily noticeable place. A business website is a website controlled by the license holder, accessible to the public, and that contains information about a license holder's real estate brokerage services. The text for the hyperlink must be either:</p> <ul style="list-style-type: none"><li>• Texas Real Estate Commission Information About Brokerage Services in at least 10-point font</li><li>• TREC Information About Brokerage Services in at least 12-point font</li></ul> <p><b>Deliver to a Party</b></p> <p>When it comes time to provide the IABS to a party, a license holder could do so in several different ways, including by</p> <ul style="list-style-type: none"><li>• Printing a copy of the completed IABS document and handing it directly to the consumer.</li><li>• Attaching the completed IABS document to an email and mentioning in the body of the email you have attached the form.</li><li>• Inserting a hyperlink into the completed IABS document in the body of the email above the signature line and mentioning that you have included the link.</li></ul>
Conclusion	<p>DBS has attached your updated IABS form 1-1 and has added the necessary information for ease and replacement of your outdated forms. One form will go to your website developers for website replacement (and electronic applications – if applicable), and the other is for the property level. We recommend inserting your newly completed IABS form directly into the application package both electronically, and for the properties in Texas. Inserting this form into</p>

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	the application eliminates the need to physically hand or email the form to the tenant and avoids it distribution being overlooked.
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<b>Legal Details:</b>	<a href="#">Texas Real Estate Commission (TREC)</a>
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**FROM: DBS COMPLIANCE TEAM**