

Exclusive Right to Sell

LISTINGS | TXR 1101

FITZ & CO. REAL ESTATE

Exclusive Right to Sell

TXR 1101

Residential Listing Agreements

What this form is for

Designed for listings for the sale of 1-4 family residential dwellings including condominiums, townhomes, and patio homes. Appropriate addenda may be attached. May also be used for the listing of the sale of vacant residential lots.

Key sections and how to complete the form

Use the form in order. The sections below explain the main decisions, blanks, disclosures, or deadlines the form is designed to address. Complete the actual form from the transaction facts and the instructions printed on the current version.

1. Parties

Identify the seller and the broker and confirm the brokerage is being given the exclusive right to market the property during the listing term.

2. Property

Describe the property being listed, including the legal/property description and the improvements, accessories, exclusions, and other property information addressed by the form.

3. Listing Price

Enter the price at which the seller authorizes the property to be marketed. Any later price change should be documented in writing.

4. Term

Enter the beginning and expiration dates of the listing. The listing relationship and any protection-period provisions depend on these dates.

5. Broker Compensation and Seller Authorizations

Complete the compensation provisions and the seller authorization concerning disclosure of seller contributions toward buyer expenses. Use the current form language and document any later change with the appropriate amendment.

Property Access, Marketing, and Broker Services

Review the seller's permissions for marketing, access, showings, signs, lockboxes, and other brokerage services so the file matches what the seller has actually authorized.

Seller Representations and Promises

Review the seller's representations about ownership, liens, property condition, disclosures, and cooperation. This is where several separate seller disclosure obligations connect to the listing.

19. Addenda and Other Documents

This is the working checklist for documents that may need to accompany the listing or be obtained from the seller. Each checked item should be reviewed for the facts of that property.

21. Additional Notices

Review the notices printed in the agreement with the seller, including subjects such as fair housing, payoffs, surveillance, lead paint, FIRPTA, and wire fraud.

Execution

Confirm all required parties sign and date the agreement and that the broker/associate information is complete before treating the listing as active.

Related forms and resources

Paragraph 19 is the roadmap. The listing agreement itself points the agent to additional documents the seller may need to provide or the listing may need to include. Review each item against the actual property facts.

Information About Brokerage Services

TXR 2501 · TREC IABS 1-2

Review when: Information About Brokerage Services is required in the situations described by Texas law. It is an information notice, not the listing agreement.

Seller's Disclosure Notice

TXR 1406

Review when: The Seller's Disclosure Notice is required for many one-dwelling residential sales unless a statutory exemption applies.

Addendum For Seller's Disclosure of Information On Lead-Based Paint and Lead-Based Paint Hazards as Required by Federal Law

TXR 1906 · TREC 56-0

Review when: The federal lead-based paint disclosure process applies to residential dwellings built before 1978.

Residential Real Property Declaration In Lieu of Affidavit T-47.1

TXR 1957

Review when: An existing survey may call for the applicable T-47/T-47.1 affidavit/declaration required by the title/survey process.

MUD, Water District, Statutory Tax District & CCN Notices

Texas statutory notice guide

Review when: The property may be in a MUD, water district, statutory tax district, or applicable certificated service area. The timing of these notices can be before contract execution.

Addendum Containing Notice of Obligation to Pay Improvement District

TXR 1955 · TREC 53-0

Review when: Review the applicable public improvement district (PID) notice when the property is subject to an improvement-district assessment.

Request for Information from an Owners' Association

TXR 1405

Review when: Use to request association documents/resale information when the property is subject to an owners association.

Request for Mortgage Information

TXR 1413

Review when: Use when payoff or other mortgage information is needed from a lienholder.

Information About Mineral Clauses in Contract Forms

TXR 2509

Review when: Use as general client education when mineral interests or mineral clauses are an issue.

Information About On-Site Sewer Facility

TXR 1407

Review when: Use when the property has an on-site sewer facility such as a septic system.

Information About Property Insurance for a Buyer or Seller

TXR 2508

Review when: Give the insurance information when insurability, availability, or cost of property insurance should be addressed early.

Information About Special Flood Hazard Areas

TXR 1414

Review when: Give the flood-hazard information when Special Flood Hazard Area issues are relevant.

Condominium Addendum to Listing

TXR 1401

Review when: Attach when the listed property is a condominium.

Keybox Authorization by Tenant

TXR 1411

Review when: Use for tenant authorization when a tenant-occupied property will have a keybox.

Seller's Authorization to Disclose and Advertise Certain Information

TXR 1412

Review when: Use when the seller authorizes disclosure/advertising of specified information.

Seller's Disclosure about Groundwater and Surface Water Rights

TXR 1425 · TREC 61-0

Review when: Review whether the Seller's Disclosure about Groundwater and Surface Water Rights is required under the applicable contract and property facts.

Texas REALTORS® form access

This is an educational guide. Access the current TXR form through your authorized Texas REALTORS® forms provider or brokerage forms system.

Need further assistance?

For transaction-specific questions, contact your broker or **Broker Rochelle Fitzgerald** at Fitz & Co. Real Estate.

Educational resource

For educational purposes only. Agents should verify current forms and consult with their broker when needed.

Fitz & Co. Texas Resource Center | Educational resource. Use the current form version for the transaction.

