

Addendum for "Back-up" Contract

ADDENDA | TXR 1909 | TREC 11-9

FITZ & CO. REAL ESTATE

Addendum for "Back-up" Contract

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Contract Addenda & Related Forms

TREC effective 07/01/2026

What this form is for

Addendum overview, when to review it, and connected forms.

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.

E. Failure To Timely Deliver Additional Earnest Money

If Buyer fails to deliver the additional earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the additional earnest money.

F. Failure To Timely Deliver Additional Option Fee

If Buyer fails to deliver any required additional option fee within the time required, Buyer shall not have the unrestricted right to terminate this contract as provided in Paragraph 5(B) of the contract. G. The Back-Up Contract is contingent upon the termination of a previous contract (the First Contract) dated , 20 , for the sale of Property. Except as provided by this Addendum, neither party is required to...

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Related forms and resources

These documents may connect to this form depending on the property, financing, occupancy, disclosure requirements, or other facts of the transaction. Open the related resource to see what it does and how it is completed.

1-4 Family Residential Contract (Resale)

TXR 1601 · TREC 20-19

Review when: Commonly connected to 1-4 Family Residential Contract (Resale) when the facts described for this form apply.

New Home Contract (Incomplete construction)

TXR 1603 · TREC 23-20

Review when: Commonly connected to New Home Contract (Incomplete construction) when the facts described for this form apply.

New Home Contract (Complete Construction)

TXR 1604 · TREC 24-20

Review when: Commonly connected to New Home Contract (Complete Construction) when the facts described for this form apply.

Farm & Ranch Contract

TXR 1701 · TREC 25-17

Review when: Commonly connected to Farm & Ranch Contract when the facts described for this form apply.

Residential Condominium Contract (Resale)

TXR 1605 · TREC 30-18

Review when: Commonly connected to Residential Condominium Contract (Resale) when the facts described for this form apply.

Unimproved Property Contract

TXR 1607 · TREC 9-18

Review when: Commonly connected to Unimproved Property Contract when the facts described for this form apply.

Seller's Notice to Buyer of Removal of Contingency Under Addendum for "Back-Up" Contract

TXR 1913 · TREC 62-0

Review when: The seller-removal notice is used to notify the back-up buyer when the first contract has terminated and the back-up contract moves into first position.

Use the current official form

This page explains the form; complete the current official TREC version for the transaction. Form shown in this resource: **TREC 11-9**.

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.

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

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