

2025 EDITION HIGHLIGHTS

What's New in This Edition

This year's edition of **Texas Forms ★ Real Estate** includes revisions and additions based on the latest caselaw and legislative, regulatory, and rule changes. The following is a summary of the major changes in this edition:

- **Listing agreements.** We expanded the explanatory notes to address the writing requirement for the rescission of a listing agreement.
- **Sales agreements – environmental assessments.** We updated the explanatory notes to reflect recent amendments to the Code of Federal Regulations.
- **Sales agreements – notice of private transfer fee.** We updated the explanatory notes to reflect caselaw from the Dallas Court of Appeals discussing notice requirements for private transfer fees.
- **Leases – generally.** We added a new note to our commentary on leases to highlight the distinction between leases governed by landlord-tenant law and other kinds of leases.
- **Leases – minimum duration.** We added new commentary on leases subject to minimum lease terms.
- **Promissory notes.** We expanded the explanatory notes on usury savings clauses to include recent guidance from the Texas Supreme Court clarifying the default rule in Texas about the prohibition against compound interest.
- **Security agreements.** We added a new note about security agreements.
- **Foreclosures.** We expanded the explanatory notes to discuss the form of the writing required for a lienholder to give notice of abandonment of a previously accelerated maturity date.
- **Property owners' associations – amendment of restrictive covenants.** We expanded the explanatory notes to discuss requirements for amending deed restrictions.
- **Property owners' associations – short-term home rentals.** We expanded our discussion of short-term home rentals to include recent caselaw from courts upholding amendments to deed restrictions that imposed minimum-stay requirements for leasing.
- **Affidavits of heirship.** We updated the explanatory notes to include a discussion of the effect of reliance by a good-faith purchaser on declarations in an affidavit of heirship.