



# TEXAS REAL ESTATE COMMISSION

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## PRESS RELEASE

### THE DUTIES OF REPRESENTATION *Agency Requirements of the Texas Real Estate License Act*

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FOR IMMEDIATE RELEASE:

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The Texas Real Estate Commission (TREC) has teamed up once again with the Real Estate Center at Texas A&M University to produce a new informative and educational video about the duties of broker representation under requirements of the Texas Real Estate License Act. The recently released 14 minute program is titled, *The Duties of Representation---Agency Requirements of the Texas Real Estate License Act*. It encourages brokers to learn about, and comply with, legal requirements for notifying consumers about rules governing agency relationships and representation between buyers and sellers in real estate transactions.

TREC Chairman, Jay Brummett, is the host / narrator of the program. He reminds licensees that, "We at the Commission believe that education, not enforcement, is the best way to insure compliance." He says by learning the law and applying the rules, "You'll have satisfied clients. And, you'll never have to experience what Craig (the broker in the story who learns a hard lesson regarding agency representation) went through."

The main character in the story, Craig Johnson, is an honest and hard working broker who has unwittingly left himself open for the filing of a complaint when he neglects to properly inform a prospective home buying couple that he legally represents the seller, not the couple. What follows are realistic scenes in which Craig meets with Nancy Fielding, a Texas Real Estate Commission investigator; the discovery of how Craig made his mistake; how he could have avoided getting into trouble in the first place; and what he does to protect himself in the future.

\*\*\*More\*\*\*

TREC greatly appreciates the time and resources provided by the Real Estate Center at Texas A&M University in making this video production possible. Casting and on-site location facilities were provided on a totally voluntary basis. Several of the all-volunteer cast members are licensed real estate brokers or salespersons.

Copies of the video are available from the Real Estate Center for a charge of \$10 to help cover costs of duplication and handling. The Real Estate Center may be contacted by writing to the Real Estate Center Publication Room, Mail Stop 2115, Texas A&M University, College Station, TX 77843-2115; or by FAX at 409-845-0460. The Center may also be reached by calling 409-845-2031, or toll free at 800-244-2144.