



**Texas Ally**  
real estate group

*In The Loop*



## **DECEMBER NEWSLETTER CLOSING OUT THE YEAR TOGETHER!**

Hi everyone! We've made it to the last newsletter of the year, and we want to start by thanking all of you for sharing another year with us. We're genuinely happy and grateful to have you as part of the Texas Ally team.

We also hope you all had a wonderful Thanksgiving surrounded by good food, good company, and a well-deserved break!

As we wrap up 2025, this newsletter includes several important reminders, especially with the end of the year approaching – so please take a moment to read through everything carefully. We're also sharing updates, upcoming events, and of course... our Christmas Party details!

Let's finish the year strong  
and step into 2026 together!





# TEXAS ALLY CHRISTMAS PARTY – DON'T MISS IT!

Our annual Christmas Party is just around the corner, and we'd love to celebrate with you!

 December 12th at 8 PM

 Estância Brazilian Steakhouse  
10000 Research Blvd, Austin

 White Elephant Exchange:  
Bring a \$20–\$30 gift

 Toy Drive: Bring a \$20–\$25 toy  
and get entered to win \$200

 RSVP [here](#)



We hope to see you there – let's wrap up the year with good food, good laughs, and good company!



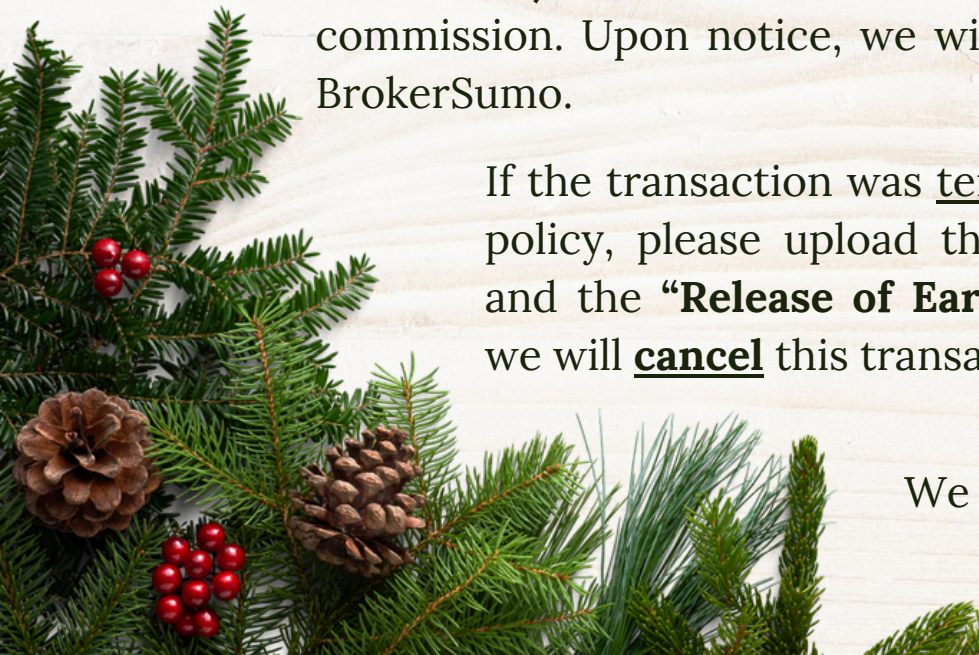
## 2025 CLOSING DISCLOSURE REMINDER!

2025 is coming to an end and now tax time begins!!

To help us confirm the **accuracy** of your **2025 1099** and as per TA policy, please upload the **signed/dated Closing Disclosure/Settlement Statement or T64** showing your commission. Upon notice, we will **close** the transaction in BrokerSumo.

If the transaction was terminated, as required by TA policy, please upload the **“Notice of Termination”** and the **“Release of Earnest Money”**. Upon notice, we will **cancel** this transaction in BrokerSumo.

We appreciate your assistance!!



# HOLIDAY HOURS



Our offices will be closed:

- December 24
- December 25
- December 26
- December 31
- January 1

Please plan closings, CDA requests, and transaction submissions around these dates.



## IMPORTANT!

### 2026 REALTOR MEMBERSHIP RENEWAL REMINDER!

Please make sure to renew your REALTOR membership & 1st Qtr MLS Fees for 2026, with your primary REALTOR board **BEFORE Dec. 31, 2025**, to avoid inactivation of your services. You can pay online or call your primary REALTOR board to make payment. Thanks!



## Christmas Social Media Contest

Are you in our Instagram contest yet?  
If not... what are you waiting for?!  
Run to our page, follow the steps,  
and get yourself entered in the  
giveaway – don't miss out on the fun!

# TREC REALM SYSTEM UPDATE

## What you should know

TREC is shutting down their current license management system for a major upgrade.

System unavailable **from Dec 2 at 5 PM through Dec 15.**



During this period:

- No license renewals or changes can be made
- TREC staff cannot update anything manually
- Online license management will be completely unavailable



## LAND SCAM AWARENESS – IMPORTANT REMINDER



Unfortunately, land scams are on the rise in Texas, and we want to make sure you and your clients stay protected. Here are a few red flags to watch for:

- ◆ Sellers who refuse to meet in person
- ◆ Properties priced far below market value
- ◆ Ownership documents that “can’t be found”
- ◆ Pressure to move quickly
- ◆ Out-of-state or overseas “owners” claiming to sell land they’ve never visited

Always verify:

- ✓ County records
- ✓ Ownership history
- ✓ ID of the seller
- ✓ Legitimate contracts and notarized documents

If something feels off – trust your instincts.

Reach out to the team or the broker for support before moving forward.



# WELCOME TO OUR NEW AGENTS



A warm welcome to all the amazing agents who joined Texas Ally these past two months! We're so happy to have you on board and can't wait to see everything you accomplish with us.

Welcome to the Texas Ally family!

Tonya Cardamone

Adam Jones

Amber Neal

Ashley Groth

Leslie Fernandez

Kat Brewer

Karla Berdejo Fernandez

Jason Jones

Weiting Yu

Kate Morris

Katia Hennigan

Bryan Salgado

Julieta Carreon

Christopher Pinkston

Luis Lazaro

Mason Wright

Nohemi Osorio

Milagros Paredes

Elisa Chacon

Gurudarshan Morse

Mauro Morillo

Kerri Asekeme



## TREC UPDATES YOU NEED TO KNOW FOR 2026

### New IABS Form

TREC has released an updated Information About Brokerage Services (IABS) form to reflect new legislation.

- Update the new IABS everywhere — marketing materials, websites, email signatures, disclosures.

- Required starting **January 1, 2026.**

### Broker Education & Experience Changes

Thinking of becoming a broker?

Requirements are changing.

New rules include:

- Experience points increasing from 360 → 720
- Adjustments to education hours
- Updated credit for property management & delegated supervision



# *Cheers to an Amazing Year Together*



As we wrap up 2025, we want to thank each and every one of our agents for your hard work, dedication, and the energy you bring to the Texas Ally family. This year had its challenges and its wins — and we're grateful to have shared them with such a talented and supportive group of agents.

We hope you enjoy a restful holiday season filled with joy, good company, and well-earned time off. Here's to ending the year strong and stepping into 2026 with excitement and new opportunities!

From all of us at Texas Ally

# *Happy Holidays*

