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CHICAGO TITLE

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ONLINE PHOTO GALLERY!**



# Attract More Buyers By Taking Eye-pleasing Listing Photos

In the fast-paced world of real estate, first impressions are everything. With the majority of buyers beginning their home search online, captivating listing photos have become a non-negotiable element in selling homes quickly and at the best price. The National Association of REALTORS® (NAR) reports that 97% of buyers use the internet during their search, and high-quality images often determine whether a buyer clicks to learn more or moves on to the next listing. Texas REALTORS® reinforce this point, emphasizing that professional, eye-pleasing photos can dramatically boost a home's appeal and generate more interest.

If you're looking to attract more buyers, here's how to ensure your listing photos stand out in a crowded marketplace.

## Preparation is the Foundation of Success

Great listing photos start with thorough preparation. A home that is clean, organized, and free of clutter allows its best features to shine. Potential buyers need to be able to envision themselves living in the space, which means removing personal items such as family photos, children's artwork, and anything that makes the home feel too specific to the current owner.

Focus on creating a neutral, welcoming environment. Texas REALTORS® recommend paying particular attention to the kitchen, bathrooms, and main living areas, as these are the spaces that tend to leave the strongest impressions. Ensure countertops are clear, furniture is arranged to maximize flow, and decor is kept simple yet inviting.

Staging is an additional step that can pay significant dividends.



NAR data shows that staged homes sell faster and often for higher prices than non-staged properties. In fact, the same report highlights that buyers are willing to pay more for homes that look move-in ready. In a city like Austin, staging outdoor spaces can also be a game-changer. From cozy patios to modern rooftop decks, showcasing how these areas can be used for relaxation or entertaining is key to capturing buyers' attention.

## Professional Photography: An Investment in Success

While it might be tempting to take photos yourself, hiring a professional real estate photographer is one of the best investments you can make when selling a home. Professional photographers bring expertise,

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Founded in 1995, RealtyLine is a trade publication for real estate professionals. As a non-subscription publication, it is distributed by the US Postal Service to over 19k+ members of the Austin Board of REALTORS® (ABoR), over 1,800+ members of the Williamson County Association of REALTORS® (WCREALTORS) and the Home Builders Association of Greater Austin, as well as those involved in the real estate industry.

It is our pleasure to be a member of ABoR, WCREALTORS, HBA, and have been designated as an honorary member of the WCR Austin Chapter. We are equally proud to be a Major Investor in TREPAC (2019, 2020).

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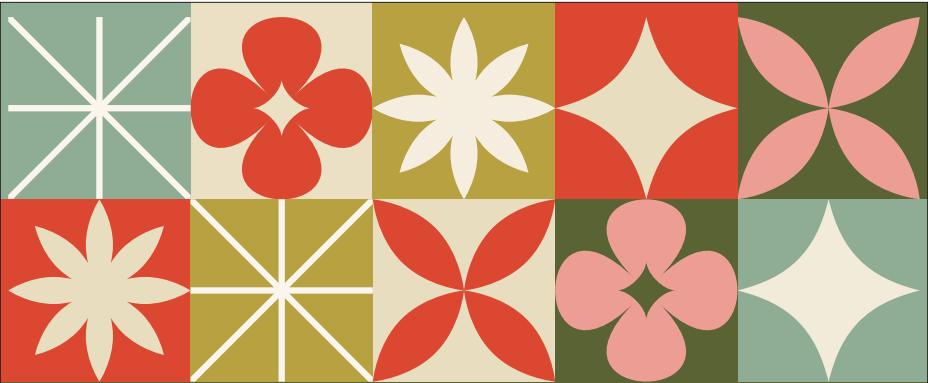
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Designer Purse Bingo: Women's Council 2025 Board of Directors





## Austin Board of REALTORS® President's Column

## A Year of Growth, Service and Innovation

**KENT REDDING**  
2024 PRESIDENT

REALTOR®  
Berkshire Hathaway TX Realty



As we approach the end of 2024, I am proud to reflect on the remarkable progress and accomplishments our ABoR and Unlock MLS community has achieved this year. It has been an honor to serve as president during this year of innovation, collaboration, and heart-felt service—a true testament to the power of REALTORS® working together to elevate our industry and strengthen our communities. Below are a few highlights of 2024:

### Unlocking the Power of Data: The Launch of UnlockStats

One of our most exciting milestones this year was the launch of UnlockStats, a groundbreaking analytics tool integrated with Unlock MLS. UnlockStats empowers REALTORS® with on-demand access to comprehensive residential and rental real estate data.

Whether analyzing neighborhood trends, preparing market reports, or forecasting rental potential, UnlockStats provides the insights needed to make informed decisions. This tool is already transforming how we serve our clients, enabling REALTORS® to deliver data-driven strategies and stay ahead in a competitive market.

Subscribers can take advantage of this free benefit at [UnlockMLS.com/UnlockStats](https://UnlockMLS.com/UnlockStats).

### Right Here, Right Now: Supporting Members Through NAR Settlement Updates

This year brought significant shifts to the real estate landscape, including the National Association of REALTORS®-required settlement changes. These updates presented challenges, but Unlock MLS and ABoR quickly developed the Right Here, Right Now Resource Hub to provide resources, training, and ongoing support to ensure a

seamless transition.

Through classes, events, and tailored resources, we worked diligently to help REALTORS® understand and adapt to these changes. Our goal was not just compliance but empowering members to thrive in a rapidly evolving market. Your adaptability and professionalism throughout this process exemplify the strength of the REALTOR® community.

Members can find Right Here, Right Now resources at [UnlockMLS.com/RightNow](https://UnlockMLS.com/RightNow).

### Giving Back and Making an Impact With the ABoR Foundation

The ABoR Foundation has been busy in 2024. This year marked our largest REALTOR® Service Day, an event that embodies our commitment to giving back to the communities we serve. In partnership with the Central Texas Food Bank, REALTORS® from across Austin came together to fight hunger and support families in need.

The numbers tell only part of the story: thousands of meals provided, hundreds of volunteers mobilized, and countless lives touched. What truly stands out is the sense of unity and purpose that Service Day inspires.

### Strengthening Partnerships: Community First! Village

The ABoR Foundation also deepened its relationship with Community First! Village, a transformative community that provides affordable, permanent housing and a supportive environment for individuals experiencing chronic homelessness.

By working closely with their leadership and neighbors, REALTORS® helped amplify their mission, participated in meaningful projects, and explored new ways to collaborate. This growing partnership reflects our shared

values and commitment to creating a more inclusive and compassionate Central Texas.

Join the ABoR Foundation and be a part of something amazing at [UnlockMLS.com/Foundation](https://UnlockMLS.com/Foundation).

### Expanding Horizons: The North American Global Congress and Central Texas Housing Summit

This year also saw a successful North American Global Congress. This inaugural three-day event brought together thought leaders, industry experts, and REALTORS® from across the world to ABoR Headquarters to explore emerging trends, exchange ideas, and forge international connections.

This event was hosted in tandem with the Central Texas Housing Summit, where participants heard an update on international homebuying trends from the 2024 Central Texas Homebuyers Report, presented by Unlock MLS Housing Economist Dr. Clare Knapp.

### Looking Ahead

As your 2024 board president, I am deeply inspired by the consistent innovation and dedication demonstrated by our members. From launching new tools like the Forewarn app and CubiCasa to UnlockStats and stepping up to support our neighbors, Unlock MLS subscribers and ABoR members are more than just professionals—we are leaders and change-makers.

As we gear up for 2025, let's continue to set the bar high, harnessing technology, advocating for our industry, and serving our communities with heart and purpose. Together, we are not only shaping the future of real estate but also leaving a legacy of service and excellence.

Thank you for making 2024 a year to remember. It has been my highest honor to serve as your president!

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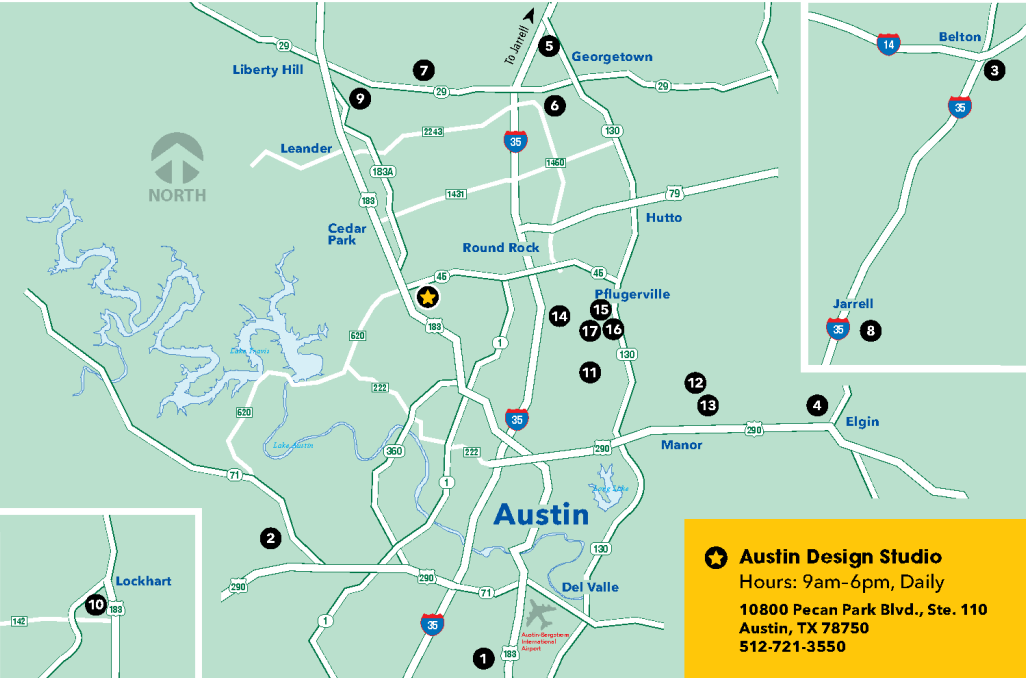
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# KB Home Communities in the Austin Area



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Scan the QR code for directions and more information on communities in the Austin area.

## Austin

- 1

**McKinney Crossing**  
**From the mid \$300s**
  - 1,491-3,475 sq. ft., 3-5 bdrms., 2-3.5 baths
  - Easy access to IH-35 and Hwy. 183**7803 Tranquil Glade Trl., Austin, TX 78744**  
**512-767-1460**
- 2

**Scenic Pass - Heritage Collection**  
**From the high \$500s**

Last Chance

  - 2,070-2,485 sq. ft., 3-4 bdrms., 2.5-3 baths
  - Less than 8 miles to downtown Austin**8002 Little Deer Crossing, Austin, TX 78736**  
**737-443-6606**

## Belton

- 3

**Hidden Trails**

Coming Soon

  - 1,491-2,880 sq. ft., 3-6 bdrms., 2-4.5 baths
  - Close to desirable Belton ISD schools**IH-35 and Bella Garden Way, Belton, TX 76513**  
**254-970-2059**

## Elgin

- 4

**Eagles Landing**  
**From the high \$200s**

Last Chance

  - 1,271-2,411 sq. ft., 3-4 bdrms., 2-3 baths
  - Near Elgin ISD schools**18625 Golden Eagles Way, Elgin, TX 78621**  
**737-200-4300**

## Georgetown

- 5

**Berry Springs**  
**From the mid \$300s**

Last Chance

  - 1,871-1,987 sq. ft., 3 bdrms., 2.5 baths
  - Zoned for Georgetown ISD**NE Inner Loop and Weir Rd., Georgetown, TX 78626**  
**512-714-9086**
- 6

**Overlook Ranch**  
**From the low \$300s**

Now Open

  - 1,271-2,968 sq. ft., 3-5 bdrms., 2-3 baths
  - Near historic Georgetown Square**2508 Donna Olene Dr., Georgetown, TX 78626**  
**737-637-5292**

- 7

**Retreat at San Gabriel**  
**From the low \$300s**
  - 1,271-2,897 sq. ft., 3-5 bdrms., 2-3.5 baths
  - Close to recreation at Lake Georgetown**1104 Cole Estates Dr., Georgetown, TX 78628**  
**737-738-5778**

## Jarrell

- 8

**Sonterra - Cool Water**  
**From the mid \$200s**
  - 1,042-2,897 sq. ft., 2-5 bdrms., 2-3.5 baths
  - Close to Jarrell ISD schools**85 Hematite Ln., Jarrell, TX 76537**  
**512-598-0023**

## Leander

- 9

**River Bluff**  
**From the high \$300s**

Now Open

  - 1,491-3,474 sq. ft., 3-5 bdrms., 2-4 baths
  - Zoned for Liberty Hill ISD schools**1809 Garlock Rd., Leander, TX 78641**  
**737-637-4224**

## Lockhart

- 10

**Centerpoint Meadows**  
**From the mid \$200s**

Last Chance

  - 1,271-2,968 sq. ft., 3-5 bdrms., 2-4.5 baths
  - Zoned for Lockhart ISD schools**303 Pitkin Dr., Lockhart, TX 78644**  
**737-477-3030**

## Manor

- 11

**EastVillage - Classic Collection**  
**From the high \$300s**
  - 1,491-3,475 sq. ft., 3-5 bdrms., 2-3.5 baths
  - Zoned for Manor ISD schools
- EastVillage - Heritage Collection**  
**From the high \$300s**
  - 1,360-2,898 sq. ft., 3-5 bdrms., 2-3.5 baths
  - Master-planned EastVillage community**4805 Delancey Dr., Manor, TX 78653**  
**512-766-1600**

- 12

**Mustang Valley**  
**From the mid \$300s**

Now Open

  - 1,491-2,880 sq. ft., 3-5 bdrms., 2-3 baths
  - Easy access to US-290 and Hwy. 130**15204 Garrano Way, Manor, TX 78653**  
**737-232-5544**

- 13

**Presidential Meadows**  
**From the high \$200s**

Last Chance

  - 1,315-2,708 sq. ft., 3-5 bdrms., 2-3.5 baths
  - Close to ShadowGlen Golf Club**14009 Vigilance St., Manor, TX 78653**  
**512-278-8181**

## Pflugerville

- 14

**Village at Northtown**  
**From the high \$300s**
  - 1,360-2,586 sq. ft., 3-5 bdrms., 2-3.5 baths
  - Walking distance to Ruth Barron Elementary School**14609 Jefferson Craig Ln., Pflugerville, TX 78660**  
**737-327-4004**

## Round Rock

- 15

**Salerno - Classic Collection**  
**From the high \$300s**
  - 1,675-3,474 sq. ft., 3-5 bdrms., 2-3.5 baths
  - Zoned for Hutto ISD schools**3711 Riardo Dr., Round Rock, TX 78665**  
**737-327-4242**
- 16

**Salerno - Hallmark Collection**  
**From the mid \$400s**
  - 2,381-3,474 sq. ft., 3-6 bdrms., 2-4.5 baths
  - Convenient to major employers**3806 Riardo Dr., Round Rock, TX 78665**  
**737-327-4455**
- 17

**Salerno - Heritage Collection**  
**From the mid \$300s**
  - 1,360-2,897 sq. ft., 3-5 bdrms., 2-3.5 baths
  - Easy access to IH-35, Hwy. 79 and Hwy. 130**3805 Tufino Ln., Round Rock, TX 78665**  
**737-327-4200**

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Five Points Board of REALTORS® President's Column

A Night of Celebration, Transition and Triumph

KIM DALE  
2024 PRESIDENT

REALTOR®  
Realty Texas



The Five Points Board of REALTORS® proudly hosted its highly anticipated 2024 Boots & Bling Installation & Awards Banquet, an extraordinary evening that marked a new chapter in our journey from WCREALTORS to the Five Points Board of REALTORS®. This event was a vibrant celebration of our incredible members, outstanding volunteers, and inspiring leaders who made this year unforgettable while setting the stage for a promising future.

Honoring Excellence and Welcoming New Leadership

The evening was dedicated to recognizing excellence within our REALTOR® community and beyond. From the hardworking committee volunteers to the unwavering leadership team, the event spotlighted the dedication and passion that fuels our association.

We celebrated our exceptional 2024 award recipients, who have raised the bar in real estate and community engagement:

REALTOR® of the Year: Joseph Towns, Keller Williams Lone Star; Rookie of the Year: Jason Hamilton, Realty Texas; Affiliate Member of the Year: Kyle Taylor; Affiliate Company of the Year: Corridor Title; Builder of the Year: Scott Felder Homes; Distinguished Service Award: Avis Wukasch; and President's Award: Darian Rausch

These honorees represent the very best of our profession, and we are inspired by their commitment to excellence.

A Warm Welcome to the 2025 Board of Directors

The banquet was also a momentous occasion to warmly welcome our 2025 Board of Directors, including our incoming president, Julie Jones, whose vision and leadership will guide us into another



TOWNS



TAYLOR



RAUSCH



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WUKASCH

incredible year. Their enthusiasm and dedication promise to strengthen our organization and create even greater opportunities for our members.

Entertainment and Elegance

The evening shone with charm and humor as emcees Avis Wukasch and Steve Simmons guided the event with their delightful hosting. Adding to the festivities, musical artists Kenn and Christine Renner provided lively entertainment, making the night truly unforgettable. Photographer Shelly Anderson Vasquez and 3D printing specialist Reuben Austin beautifully captured the magic of the night, ensuring the memories will last forever.

A Special Thanks to Our Sponsors

This spectacular event wouldn't have been possible without the support of our generous sponsors. A heartfelt

thank you to our presenting sponsor, Stewart Title, and our event sponsors: Chesmar Homes, Champions School of Real Estate, Grand Endeavor Homes, First American Home Warranty, Fidelity National Home Warranty, Super Inspector, Amplify Credit Union, and The Hollows. Your unwavering support elevates our REALTOR® community and ensures our continued success.

Reflecting on the Journey and Looking Ahead

This banquet was more than an event; it was a celebration of transition, collaboration, and unity. As we said goodbye to WCREALTORS and embraced our new identity as the Five Points Board of REALTORS®, the evening showcased the resilience and camaraderie that define our REALTOR® community in Williamson and Bastrop counties.

As we move forward, we are excited to build on the strong foundation laid in 2024 and continue serving our members with excellence. Here's to another remarkable year ahead, filled with growth, opportunity, and success.

Here's to the future of the Five Points Board of REALTORS®—stronger, united, and ready for success!



ABREP Appreciation Luncheon: Daniel Garcia of Supreme 1 Realty and D.A. Henry of The Aldion Group Realty



LPT Holiday Potluck: Ashley Hesch and Edmarie Mason, both of LPT Realty



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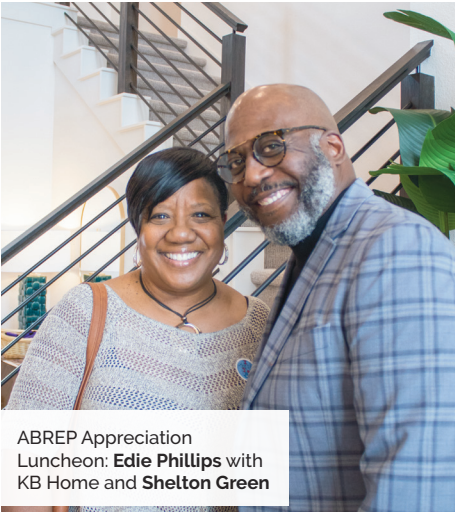
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and Happy Holidays



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ABREP Appreciation Luncheon: **Edie Phillips** with KB Home and **Shelton Green**



KB Home Wine Tasting CE: **Dan Hamilton** and **Lindsay Harris** of Compass



The Hollows - Listing Home Tour and Pet Adoption: **Vicky Lusby** of Emily Dickermann Real Estate, **Teresa Morris** of Groove and **Shannon Bertrand** of The Hollows



Designer Purse Bingo: **Claudia Priess** of RealAgent, **Lorena Zuniga** of Capital Title, **Inelda Brown** of IRB and **Irene Capistran**



HBA Chili Fest: **The David Weekley Home Team**



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How does this work? With a 2-1 buydown on a fixed-rate mortgage loan, in year one, your payments will be based on a rate that’s 2% lower than your original locked-in rate. In year two, your payments are 1% lower than your original locked-in rate. In years 3-30, your mortgage rate will be the full locked-in rate. Sounds good, right? Drees covers the difference between what your payment typically would be and the adjusted bought-down rate.

“Yule” love these year-end savings but hurry, this opportunity is only available until December 31, 2024!

FIND YOUR HOME!



\*The 4.49% (6.572% APR) interest rate incentive is based on a 2-1 buydown of a conventional fixed-rate loan and is valid on firm, non-contingent, owner-occupied home purchase agreements accepted by Drees Custom Homes between December 1-31, 2024, that close with First Equity Mortgage, Inc. by January 31, 2025. The 2-1 buydown program may not be combined with other financing incentives. Excludes Elevate by Drees Custom Homes and townhome purchases.

With the advertised rate, borrower payments for the first year will be based on an interest rate of 2% below the current market rate. The second year's payments will be based on an interest rate 1% below the current market rate. In years 3-30, payments will be based on the original locked-in rate. For example, in the first year, borrower payments will be based on a 4.49% interest rate (6.572% APR Annual Percentage Rate, or APR), second year 5.49% interest rate (6.572% APR), then 6.49% interest rate (6.572% APR) for the remaining 28 years. The APR does not consider any other loan specific finance charges you may be required to pay. Example shows a 30-year conventional loan for an owner-occupied home with a sales price of \$500,000, loan amount of \$400,000, 760 credit score and 20% down payment. Loan products are subject to standard qualifications and credit approval. Government and adjustable-rate mortgages are not eligible for this program. The 2-1 buydown option is available on Jumbo loans but at a different interest rate. Rates, terms and conditions are subject to change or withdrawal without notice.

Buyer is not required to finance through First Equity Mortgage to purchase a Drees Custom Home; however, buyer must use First Equity Mortgage Inc., an Equal Housing Lender licensed by the Texas Department of Savings and Mortgage, License #SML; NMLS #21157 ([www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)), to receive the 2-1 buydown option. Other restrictions may apply. First Equity Mortgage, Incorporated is a wholly-owned subsidiary of The Drees Company located at 211 Grandview Drive, Suite 102, Fort Mitchell, KY 41017. Equal Housing Lender. See First Equity Mortgage loan officer for details.

Consumers wishing to file a complaint against a mortgage banker or a licensed mortgage banker residential mortgage loan originator should complete and send a complaint form to the Texas Department of Savings and Mortgage Lending, 2601 North Lamar, Suite 201, Austin, Texas 78705. Complaint forms and instructions may be obtained from the department's website at [www.sml.texas.gov](http://www.sml.texas.gov). A toll-free consumer hotline is available at 1-877-276-5550.

The department maintains a recovery fund to make payments of certain actual out of pocket damages sustained by borrowers caused by acts of licensed mortgage banker residential mortgage loan originators. A written application for reimbursement from the recovery fund must be filed with and investigated by the department prior to the payment of a claim. For more information about the recovery fund, please consult the department's website at [www.sml.texas.gov](http://www.sml.texas.gov).





Women’s Council of REALTORS® - Austin Chapter President’s Column

Celebrating Growth and Looking Ahead to 2025

TANYA CHAPPELL  
2024-2025 PRESIDENT

REALTOR®  
Pacesetter Properties



The new 2025 Women’s Council of REALTORS® Austin officers officially took their positions on Nov. 12, 2024. I am honored to serve as the 2025 president alongside a powerhouse team: Sherri Monroe as president-elect, Renee Damron as treasurer, Edmarie Mason as events director, Leanna Borsellino as first vice president, Ashley Hesch leading marketing and social media, and Maggie Luce overseeing education. Together, we are committed to bringing value and growth to our Austin network.

December marked the perfect finale to an incredible year with our sold-out event, Strike a Pose. This unique gathering equipped our members with professional headshots, business planning tools, tips for success, and the opportunity to craft a vision board. After all, without clear goals or a vision, how can we chart the course for success? We are focused on helping members grow into leadership and prepare to hit the ground running in 2025.

The Austin network is thrilled to kick off the new year with our 2025 Installation: Austin Roots & Bold Boots, hosted at the IBC Bank Ballroom. This event promises to be a celebration of connection and community, complete with live music, delicious food, exciting raffle prizes, and plenty of opportunities to engage. Tickets are available now—don’t miss out on this memorable evening! Get tickets here: <https://bit.ly/4fcRnvJ>.

We are also incredibly grateful for our early-bird strategic partners who have committed to supporting us in 2025: Willowbend Mortgage, IPX 1031, and Conventus. Their collaboration helps us create meaningful programs that benefit not only our members but also the greater Austin real estate community.

As we wrap up 2024, we want to thank our members, partners, and community for your ongoing support. On behalf of the Women’s Council of REALTORS® Austin, we wish you a joyful holiday season. We look forward to serving our community and continuing to bring value to our members in 2025.

If you’d like to get involved with our network or learn more about our upcoming events, feel free to contact me, Tanya Chappell, at 512-736-5670 or via email at [tcrealesta-tetx@gmail.com](mailto:tcrealesta-tetx@gmail.com).

Here’s to a year of bold vision, collaboration, and growth—cheers to 2025!



Pictures with Santa at Five Points Board of REALTORS: Santa Claus and Realty Texas



# Happy Holidays from CHW!

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CONTINUED FROM FRONT PAGE

specialized equipment, and a keen eye for capturing a home's most attractive features. They use advanced techniques such as high dynamic range (HDR) photography, which balances light and shadow, ensuring that every room looks bright, vibrant, and inviting.

In a state as diverse as Texas, real estate photographers are accustomed to highlighting the unique characteristics of properties, whether it's a contemporary urban condo or a sprawling suburban home. Austin, in particular, offers a wide range of architectural styles, from mid-century modern designs to Craftsman bungalows. A professional photographer knows how to emphasize these details, ensuring the listing resonates with buyers seeking Austin's eclectic charm.

Lighting: The Secret Ingredient

Lighting is one of the most critical factors in creating stunning listing photos. Natural light is your best friend, as it adds warmth and dimension to photos. Schedule your shoot during the “golden hour,” which occurs shortly after sunrise or before sunset. This time of day offers soft, diffused light that enhances the home's appearance without harsh shadows or glare.

For interior shots, open all curtains and blinds to let in as much natural light as possible. Balance this with artificial lighting to avoid overly dark corners. Ensure all light bulbs are of the same color temperature to create a cohesive and appealing look throughout the home. When photographing exterior spaces, pay attention to how shadows fall across the property and make adjustments as needed.

Highlight the Home's Best Features

Not all rooms or features carry the same weight when it comes to buyer interest. Focus your efforts on capturing the spaces and details that are most likely to appeal to potential buyers. These often include:

Kitchens: Buyers love kitchens that feel spacious, functional, and modern. Highlight clean countertops, updated appliances, and ample storage space. If the kitchen has a standout feature, such as a farmhouse sink or a stylish backsplash, make sure to emphasize it.

Bathrooms: Create a spa-like feel by showcasing sparkling clean surfaces, fresh towels, and elegant fixtures. Bathrooms should feel luxurious and relaxing.

Living Areas: Emphasize open layouts, cozy seating arrangements, and natural light. If the home has unique architectural features like exposed beams or a stone fireplace, make these elements a focal point.

Outdoor Spaces: With Texas' warm climate, outdoor living areas are a major selling point. Highlight well-maintained lawns, inviting patios, or scenic views. If the property includes a pool or garden, these should be prominently featured.

Edit with Integrity

Photo editing is a valuable tool that can enhance listing images, but it must be done carefully to maintain trust with potential buyers. Use editing software to adjust brightness, contrast, and color balance, but avoid over-editing or altering the property to the point that it looks misleading. Buyers who feel let down after visiting a home that doesn't match its photos are less likely to make an offer.

Instead, focus on enhancing the natural beauty of the home. Subtle adjustments can make a significant difference, ensuring that the photos look polished while still being an honest representation of the property.

Optimize for Online Platforms

Since most buyers will view the listing online, optimizing your photos for digital platforms is essential. Ensure images are resized for fast loading times without sacrificing quality. Each platform, whether it's an MLS site or a real estate website, may have specific requirements for photo dimensions and resolution—make sure your images comply with these standards.

Adding descriptive alt text to photos is another important step, as it makes your listing accessible to visually impaired buyers. For example, an alt text description might read, “Bright kitchen with quartz countertops, stainless steel appliances, and a large island with seating for four.”

Why Great Photos Matter

The importance of high-quality listing photos cannot be overstated. According to NAR, homes with professional photography receive 61% more views and are more likely to sell quickly. Eye-pleasing photos create an emotional connection with buyers, making them more likely to schedule a showing and envision themselves living in the home.

By taking the time to prepare the property, hire a professional, and focus on key details, you'll give your listings the competitive edge needed in today's market. In real estate, a picture truly is worth a thousand words—and often thousands of dollars.

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Vision Board Workshop: **Tammy Morrow** of Chicago Title and **Kerri Parker** of Amazing Realty



Pictures with Santa at Five Points Board of REALTORS: **Miraim Moorman** of Fathom Realty and **Kyle Taylor** of Choice Home Warranty



The Hollows - Listing Home Tour and Pet Adoption: **Cynthia Darling** and **Amy Hamilton**, both of Emily Deckermann Real Estate; and **Ryan Johnson** of The Hollows



ABREP Appreciation Luncheon: **Amanda Garcia** of Sunshine Realty Group, **Ola Thompson** of Keller Williams Realty, **Robert Wright** and **Patricia Perez**

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Shiloh Newman  
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Shiloh.Newman@ctt.com

Michele Vannostran  
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Michele.Vannostran@ctt.com



## Understanding T-47 Affidavit, New T-47.1 Form

Recent updates from the Texas Department of Insurance (TDI) have introduced key changes to the T-47 affidavit, a vital document in real estate transactions. The revised T-47 now allows for a single declarant and features minor language adjustments for clarity. This updated version is available on the Texas REALTORS® website and will soon be offered through authorized forms vendors.

TDI has also introduced the T-47.1 Residential Real Property Declaration in Lieu of Affidavit, published on November 1. This form allows sellers to affirm the accuracy of their information without notarization. While the T-47.1 is available on TDI's website, the current One to Four Family Residential Contract (TXR 1601, TREC 20-16) still requires the T-47 affidavit for survey purposes.

T-47 Affidavit, click here



T-47 .1 Form, click here



## Texas REALTORS® CEO Travis Kessler Announces Retirement Real estate industry veteran to retire at the end of March 2025; Executive Vice President Mike Barnett named new CEO

Texas REALTORS® announced the retirement of President and CEO Travis Kessler, effective March 31, 2025, after serving since 2010. Executive Vice President Mike Barnett will succeed him as CEO on April 1, 2025.

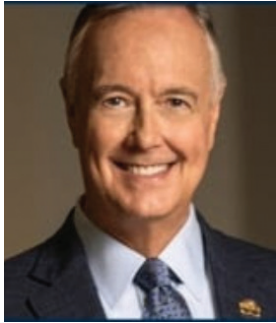
Kessler oversaw significant growth, increasing membership from 75,000 to 155,000, and implemented initiatives to enhance professionalism and advocate for property owners. Reflecting on his tenure, Kessler said, "It's been an honor to lead Texas REALTORS® and I'm confident in Mike Barnett's ability to continue our success."

Barnett, with 18 years at Texas REALTORS®, has expertise in political affairs, strategic planning, and financial management. He has been Executive Vice President for 12 years, previously serving as Director of Political Affairs. "I am honored to lead Texas REALTORS® and build on its legacy of empowering professionals and protecting property rights," Barnett stated.

Texas REALTORS® Chairman Jef Conn praised Kessler's impactful leadership, noting his legacy as an industry icon. Barnett aims to continue advancing the organization's mission and supporting REALTORS® across Texas.



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HBA Chili Fest: **Jennifer Haveman** and **Savannah Carter**, both of Anderson Hanson Blanton



All City Real Estate Annual Awards: Rookie of the Year **Joe Reed** of All City Real Estate



KB Home Jingle Bell House: **Gazzel Hosseinpour** and **Maryam Gharbi**, both of Texas Premier Realty



LPT Holiday Potluck: **Crystal Scherer**, **Mary Miner** and **Sherri Monroe**, all of LPT Realty



Austin Title Shop Til You Drop: **Roxanne Ford** of Austin Title, **Britt Schulle**, and **Betsy Albrecht** of Austin Title

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AMBA Political Outlook Luncheon:  
Terry Council and Ian Dance



All City Real Estate Annual Awards:  
Dave Kapur and Erin Pasawicz,  
both of All City Real Estate



Austin Title Shop Til You Drop:  
Stephanie Marek of Austin Title and  
Suzanne Gantner of Realty Texas



KB Home Jingle Bell  
House: Terri Romere and  
Janeane Petty, both of  
Keller Williams Realty



Stewart Title UT Tailgate Party





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*Heather Gaddes*

*To Our Business Development Team*



**HEATHER GADDES, AVP/BUSINESS DEVELOPMENT**  
**Heather.Gaddes@austintitle.com / 512-420-2177 Direct**

Heather comes to us with 12 years of Title Industry knowledge in the Williamson County Area. She has a strong connection to her community, having raised her sons with her husband, Larry, in Round Rock ISD. Her local knowledge and personal investment in the community provide her with valuable insights into the needs and preferences of her clients. She looks forward to meeting with you!

Whether through cutting-edge tools, creative concepts, or one-of-a-kind marketing programs, Heather ensures that every client gets the support they need to succeed.







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ABREP Appreciation Luncheon: **Briana Lacey-King**, **Teresa Scott-Tibbs**, **Clare Knapp**, **Jonna LaGrone-Haynes** and **Shelton Green**



AMBA Political Outlook: **Tammy Morrow** and **Sherri Berry**, both of Chicago Title and **Kristin Carroll**



All City Real Estate Annual Awards: **Brandy Ward** and **Joy Flamer**, both All City Real Estate



HBA Chili Fest: **The Brohn Homes Team**

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