April 2011 Form Release
Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **on April 29, 2011**. For further information, please refer to the C.A.R. web page at http://www.car.org/legal/standard-forms/.

Form Code	Form Name	Replaces	Brief description of how the form was revised	OK to use prior revision
DRA	Denial of Rental Application	New Form	New form for use when denying rental application	N/A
* MARSMRN	Mortgage Assistance Relief Services Offer of Mortgage Relief Notice	New Form	New form that FTC requires broker to give to seller along with lender's offer to accept short sale (term sheet or approval letter)	N/A
* MARSSN	Mortgage Assistance Relief Services Short Sale Negotiation Notice	New Form	New form that FTC requires broker to give to a seller prior to providing short sale services.	N/A
* NAF	Additional Information Regarding Termination Of Tenancy Within One Year After Foreclosure (To Be Attached To A Notice of Termination – C.A.R. Form NTT – Giving Tenant Less Than 90 Days To Vacate	New Form	New form to be used when terminating tenancy within one year after a foreclosure with less than ninety days notice	N/A
* NTAF	Notice Of Termination Of Tenancy Within One Year After Foreclosure (Giving Tenant At Least 90 Days To Vacate)	New Form	New form to be used when providing at least ninety days notice when terminating tenancy after foreclosure	N/A
AVID	Agent Visual Inspection Disclosure	11/07	Added to top of page 1 name of broker firm that is preparing the form	Yes
COL	Cancellation of Listing	4/08	New language specifies that terms from the listing agreement remain in effect	Yes
CTT	Notice of Change in Terms of Tenancy	4/03	Modifies delivery and proof service of provisions	Yes
FEHN	48-Hour Notice of Inspection Prior to Termination of Tenancy	4/03	Adds statement of purpose of notice; modifies delivery and proof service of provisions	Yes

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LL	Lease Listing Agreement	4/06	Added reference to tax withholding requirements and pictures/videos of interior	Yes
LR	Residential Lease or Month-to-Month Rental Agreement	11/08	Adds space for reference to rent control, if applicable; addresses initial condition and MIMO; adds no smoking of any substance; provides for delivery of HOA rules, if applicable; requires tenant to notify landlord if any occupant turns 18	Yes
LRA	Application to Rent/Screening Fee	11/09	Adds date of birth for credit report and updates amount of screening fee	Yes
NOE	Notice of Entry	4/03	Adds reference to landlord's rights to enter regarding smoke detectors and water heater strapping; modifies delivery and proof service of provisions	Yes
NPC	Notice of Obligation to Pay Rental or Lease Payments in Cash, Money Order, Cashiers Check	10/04	Modifies delivery and proof service of provisions. Allows landlord to demand cashiers check or money order	Yes
NRI	Notice of Right to Inspection Prior to Termination of Tenancy	4/03	Clarifies that tenant does not have to respond to notice; adds section for tenant to affirm they do not want an inspection	Yes
NSE	Notice of Sale and Entry	4/03	Clarifies normal business hours for entry; modifies delivery and proof of service provisions	Yes
PAA	Purchase Agreement Addendum	4/10	Language added to clarify that when seller remains in possession prepaid rent to be released to buyer at close of escrow	Yes
PAK	Probate Advisory	10/99	Add reference to exemption from co compliance	Yes
PAL	Probate Advisory	10/99	Add reference to exemption from co compliance	Yes
PCQ	Notice to Perform Covenant (Cure) or Quit	4/03	Modifies delivery and proof of service provisions	Yes
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PMA	Property Management Agreement	4/09	Adds owner assurances re no NOD of BK and reference to tax withholding requirements	Yes
PRQ	Notice to Pay Rent or Quit	4/03	Simplifies statement of past due rent; modifies delivery and proof of service provisions	Yes
REO	REO Advisory	11/10	Add wording regarding carbon monoxide	Yes
REOL	REO Advisory (Listing)	11/10	Add wording regarding carbon monoxide	Yes
TA	Trust Advisory	4/08	Add wording regarding carbon monoxide	Yes
TAL	Trust Advisory (Listing)	4/08	Add wording regarding carbon monoxide	Yes
TEC	Tenant Estoppel Certificate	4/01	Adds section about who pays for utilities and certain other services, and who owns appliances	Yes

*** Released March 2011 via ZipForm6 only**

C.A.R. no longer monitors the legal validity of any prior form version and the C.A.R. User Protection Agreement only applies to the most current version of a form.

See http://www.car.org/legal/standard-forms/user-protection-agreement/?redirectFrom=login for full text of the User Protection Agreement.