November 2011 Form Release
Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **on November 28, 2011**. For further information, please refer to the C.A.R. web page at http://www.car.org/legal/standard-forms/summary-forms-releases-chart/november2011formreleases/ .

Form Code	Form Name	Replaces	Brief description of how the form was revised	OK to use prior revision
ABAA	Additional Broker or Agent Acknowledgement Addendum	New Form	When more than one broker or agent represents a principal, this form identifies the additional licensee.	N/A
EL	Extension of Lease	New Form	Used to extend a fixed term lease for a new fixed period of time	N/A
OVS	Optional Verification of Electronic Signature for Third Parties	New Form	This form can be used to pacify lenders or escrow holders who question whether electronic signatures were authorized by buyer or seller.	N/A
WHS	Water Heater Statement of Compliance	New Form	Separate stand-alone form created for zipForm6® only to be used in a TDS exempt transaction where no smoke detector statement is required.	N/A
ADM	Addendum	10/01	Modification allows this form to be used with listing agreement or buyer representation agreement	Yes
BMI	Buyer Material Issues	10/04	Indemnity language for buyer failure to acknowledge material issues changed to representation that buyer has specified all material issues	Yes
BRE	Buyer Representation Agreement - Exclusive	11/10	Property description moved from page 2 to page 1. Rename buyer to pay paragraph to compensation, payments and credits. Other paragraphs moved and renumbered.	Yes
BRNE	Buyer Representation Agreement Non-Exclusive	4/07	Property description moved from page 2 to page 1. Rename buyer to pay paragraph to compensation, payments and credits. Other paragraphs moved and renumbered.	Yes
BRNN	Buyer Representation Agreement Non-Exclusive/Not for Compensation	4/07	Property description moved from page 2 to page 1.	Yes

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CL	Commercial Lease Agreement	7/06	If damage caused by tenant, landlord has right to terminate but retains right to recover from tenant	Yes
*CTT	Notice of Change in Terms of Tenancy	4/11	Added tenant acknowledgment	Yes
*DRA	Denial of Rental Application	4/11	New section was added if denial was based on credit score. Language revised to comply with federal rule	No
HOA	Homeowner Association Information Request	11/10	California law requires new format and language regarding fees and citation to statutes	No, as of January 1, 2012
*MCA	Market Conditions Advisory	11/08	New paragraphs added for appraisal contingency, buyer multiple offers and seller considerations. Signature block added for seller.	Yes
NCRPA	New Construction Addendum to RPA-CA	4/10	Sub heading removed	Yes
*NOE	Notice of Entry	4/11	Changed format for opening caption	Yes
*NSE	Notice of Sale and Entry	4/11	Changed format for opening caption	Yes
*PCQ	Notice to Perform Covenant (Cure) or Quit	4/11	Changed format for opening caption	Yes
*PRQ	Notice to Pay Rent or Quit	4/11	Changed format for opening caption	Yes
RLA	Residential Listing Agreement - Exclusive	12/10	Listing broker given authority but not obligation to disclose terms of other offers received	Yes
RLAA	Residential Listing Agreement - Agency	4/06	Listing broker given authority but not obligation to disclose terms of other offers received	Yes
RLAN	Residential Listing Agreement – “Open”	4/06	Listing broker given authority but not obligation to disclose terms of other offers received	Yes
SA	Seller’s Advisory	11/10	Added language regarding seller obligation to ask attorney if unsure how to disclose. Added reference to Improvement Bond Act.	Yes

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SBSA	Statewide Buyer and Seller Advisory	11/10	Added language regarding point of sale and carbon monoxide detectors, new paragraphs re: underground pipes and medical marijuana	Yes
SPQ	Seller Property Questionnaire	11/10	Added note to seller about getting legal advice on how to disclose. Additional questions re: leasing, gas pipelines, cell towers and transmission lines	Yes
SSIA	Short Sale Information and Advisory	11/10	Added language about short sale anti-deficiency rules for senior and junior liens. Added language about 3rd party short sale negotiators	Yes
TDS	Real Estate Transfer Disclosure Statement	11/10	Added language re: water conservation devices	No, as of January 1, 2012

*** Planned for ZipForm6 release only. NCR paper version only available via participating local Associations that offer 'Print-On-Demand'.**

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.