November 2012 Form Release
Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **on November 26, 2012**. For further information, please refer to the C.A.R. web page at http://www.car.org/legal/standard-forms/summary-forms-releases-chart/november2012formreleases/. Please note, this list is subject to change.

Form Code	Form Name	Replaces	Brief description of how the form was revised	OK to use prior revision
AAA	Additional Agent Acknowledgement	New Form	This form used to document with principals that two agents in same brokerage are working as partners or team for a specified buyer or seller	n/a
ABA	Additional Broker Acknowledgement	New Form	This form is used to document with principals that two brokerage companies have a co-listing or are working jointly for a buyer	n/a
AFA	Assumed Financing Addendum	New Form	Separated from former PAA form. Used to document terms when buyer assuming an existing loan from seller	n/a
BUO	Back-Up Offer Addendum	New Form	Separated from former PAA form. Used when buyer's offer is put in back-up position because seller already in contract with another buyer	n/a
CCA	Court Confirmation Addendum	New Form	Separated from former PAA form. Used when contract requires ratification from a court	n/a
FVAC	FHA/VA Amendatory Clause	New Form	Should be used when FHA or VA financing specified. Gov.'t required language that gives buyer deposit back if property does not appraise	n/a
LID	Landlord in Default Addendum	New Form	Satisfies new legal requirement that landlord notify prospective tenant if landlord in default on loan	n/a
POAA	Power of Attorney Signature Addendum	New Form	Identifies person who has authority to sign contract under a power of attorney	n/a
PSA	Probate Signature Addendum	New Form	Identifies person who has authority to sign contract under probate code as representative of an estate	n/a
PSD	Parking & Storage Disclosure	New Form	Discloses that buyer has responsibility to examine parking and storage areas to determine if suitable for buyer use	n/a

SIP	Seller in Possession Addendum	New Form	Separated from former PAA form. Used to document terms when buyer allows seller to stay in home after close of escrow	n/a
TIP	Tenant in Possession Addendum	New Form	Separated from former PAA form. Used to document terms when buyer takes property subject to tenants already in possession	n/a
TLA	Trust Listing Agreement	New Form	Regular listing agreement except seller and signature lines specify that property held in trust	n/a
TSA	Trust Signature Addendum	New Form	Identifies person who has authority to sign contract under authority of a trust	n/a
VLL	Vacant Land Listing Agreement	New Form	Separated from Commercial, Residential Income and Vacant Land Listing Agreement.	n/a
AD	Disclosure Regarding Real Estate Agency Relationships	11/09	Adds optional sentence on page 1 to indicate if form used with a lease	Yes
ARC	Authorization to Receive and Convey Information	4/04	Adds space to write in the name of the specific broker-associate or salesperson authorized to get information	Yes
*BRNN	Buyer Representation Agreement (Non-Exclusive/Not for Compensation)	11/11	Defining the property to be acquired moved to paragraph 1C and made optional	Yes
CA	Commission Agreement	4/09	Adds a date by which property must be sold in order for compensation to be payable	Yes
CLA	Commercial & Residential Income Listing Agreement	4/12	Separated from Commercial, Residential Income and Vacant Land Listing Agreement.	Yes
CND	Confidentiality and Non-Disclosure Agreement	4/09	Changes Agreement to Proposed Agreement. Made applicable to landlord and tenant transactions	Yes
COP	Contingency for Sale or Purchase of Other Property	11/08	Clarifies buyer and seller rights if buyer's current property falls out of escrow	Yes

HOA	Homeowner Association Information Request	11/11	Added sentence above buyer signature that broker will not review the HOA documents	Yes
LL	Lease Listing Agreement (Exclusive Authorization to Lease or Rent)	4/11	Adds language addressing broker withholding for foreign investors	Yes
LR	Residential Lease or Month-to-Month Rental Agreement	4/11	Adds check box in paragraph 42 for required notice to tenant if landlord has received a notice of default (NOD)	Ok if no NOD
LRA	Application to Rent/Screening Fee	4/11	Reformatted paragraph 5, Employment and Income History, so it is easier to read	Yes
*NAF	Additional Information Regarding Termination of Tenancy Within One Year After Foreclosure	3/11	Changed the sunset date in the opening paragraph from January 1, 2013 to December 31, 2019	Yes
NRI	Notice of Right to Inspection Prior to Termination of Tenancy	4/11	Adds statutory language notifying tenant of right to receive personal property left after tenancy	No, as of 1/1/13
NTT	Notice of Termination of Tenancy	11/07	Adds statutory language notifying tenant of right to receive personal property left after tenancy	No, as of 1/1/13
*NTAF	Notice of Termination of Tenancy Within One Year After Foreclosure	3/11	Changed the sunset date in the opening paragraph from January 1, 2013 to December 31, 2019	Yes
OA	Option Agreement	4/08	References agency in purchase agreement	Yes
PAC	Personal Assistant Contract	4/12	Signature block for Assistant identified	Yes
***PMA**	Property Management Agreement	4/11	Adds language addressing broker withholding for foreign investors	Yes
PPA	Probate Purchase Agreement and Joint Escrow Instructions	4/10	Makes clear that the seller is the estate and the person signing is only a representative. Provides for carbon monoxide detector installation. Makes broker compensation subject to Probate court rules.	Yes

RID	Increased Deposit/Liquidated Damages	7/97	Reflects that buyer may make payment directly to escrow. Also, there is a title change but code remains the same	Yes
RLA	Residential Listing Agreement-Exclusive	11/11	Add paragraph re: videos, pictures and internet advertising	Yes
*RLAA	Residential Listing Agreement-Agency	11/11	Add paragraph re: videos, pictures and internet advertising	Yes
*RLAN	Residential Listing Agreement-"Open"	11/11	Add paragraph re: videos, pictures and internet advertising	Yes
SBSA	Statewide Buyer and Seller Advisory	11/11	Adds property address line to page 1. Adds language about FHFA rule on transfer fees. Adds paragraph re: death on property	Yes
SSIA	Short Sale Information Advisory	11/11	Added property address line to page 1. Added language to 4B3 regarding new law extending anti-deficiency protection to certain refinances	Yes
TDS	Real Estate Transfer Disclosure Statement	11/11	Language re: seller certification moved from bottom of page 2 to top of page 3 above seller signature	Yes
VLQ	Seller Vacant Land Questionnaire	4/08	Added questions, 39 – 46 that are found on form SSD	Yes
WPA	Wood Destroying Pest Inspection and Allocation of Cost Addendum	4/10	Changed Certification of Completion to Certification	Yes

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.

*** Available via ZipForm6 only**