

## The Right Form to Use - By Transaction Type

Transaction Type (Sales)	Forms	Other
Single-family, 2-4 units, including condos, + ADUs	RPA	Owner or tenant occupied.
Rental property. Single-family or multi-family	RIPA	1-4 units or 5+ units. If 1-4, may use RPA + TOPA.
Non-residential	CPA	
Vacant land. Urban lot or agricultural.	VLPA.	No material improvements. Sheds, minimal storage ok.
Residential with agriculture use present	RPA/RIPA + AGAD	
Seller in foreclosure. Single-family, 2-4 units, including condominiums	NODPA. HENC attached.	Buyer is investor. Seller is occupant.
Mobile/manufactured home. Whether on leased or rented land or in a park.	RPA + MH-PA	Can also be used if mobile/manufactured home already converted to real property.
Probate sales. Decedent's estate, conservatorship, guardianship, or receivership.	RPA/RIPA/CPA/VLPA + PA-PA	
Tenant occupied property (full or at least one unit)	RIPA (all). (1-4 may use RPA + TOPA)	RPA + TOPA even if tenant supposed to vacate.
Mixed-use	RPA/RIPA + MU-PA	Ex. Retail or grocery on 1st floor, residential on upper floors
Stock cooperative sale	RPA + COOP-PA. Includes COOP-OA	COOP-OA explains basic info about a stock cooperative
Tenancy-in-common sale.	RPA + TIC-PA. Includes TIC-OA, and TIC-FD.	TIC-OA explains basic info about this ownership type. TIC-FD for management to disclose financial status.
Property sold under court authority such as pursuant to a bankruptcy, marital dissolution, or business or partnership dissolution.	RPA/RIPA/CPA/VLPA + CCA	
<b>New Construction</b>		
New construction. Not yet built at time of contract. House to be completed prior to close of escrow.	NCPA	Sale requires a public report (new subdivision) or single lot from a spec. or custom builder without public report.
New construction. Already built. Public Report.	ABSPA	Subdivision property.
New construction. Already built. No public report.	RPA + CNC-PA	Built for resale, not personal use
Property converted to condominium.	CCSPA	First sale of improved residential property that was previous used for other purposes, such as an apartment building,