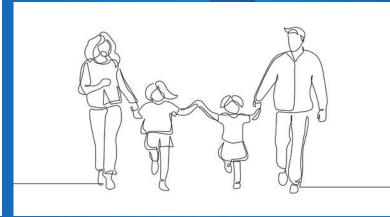
New and Revised C.A.R. Forms June 2025

Presented by
Neil Kalin, C.A.R. Assistant General Counsel
Justin Murakawa, C.A.R. Managing Senior Counsel
And, ... the new kid on the block,
Olivia Van, C.A.R. Associate Counsel





Featuring C.A.R. Attorneys
Jana Gardner and Amanda Byun
Answering your question in the QA tab





C.A.R. June 2025 Forms release By the numbers . . .

- 95 total forms
- 11 New forms

Today's Webinar Will Cover ...

- 3 new advisories
- Team exit (briefly)
- Those below in red

32 Substantive Revisions

Today's Webinar Will Cover ...

- RPA (BRBC, BCA, RLA, SA)
- FHDS
- PRBS
- ASA (LDAA new)
- ADM (ADM-GEN new, APD new)
- RFA

June 24 anticipated release date

- 52 form revisions that don't require new learning
 - 7 conformed purchase agreements
 - 4 conformed listing agreements
 - Change LL to Housing Provider
 - Update Signature blocks
 - Remove property address line and initials from advisories
 - Or no changes at all
- FYI 4 forms retired

C.A.R. June 2025 Forms release

Standard Forms

https://www.car.org/transactions/standard-forms

HOME ▶ **TRANSACTIONS** ▶ STANDARD FORMS

PRINT EMAIL SAVE

C.A.R. Standard Forms are developed by the C.A.R. Legal Department which gath comprehensive, and dependable forms.

C.A.R. standard forms may be ordered through Local Association of REALTORS® member benefit forms platform **zipForm**.

Please send all suggestions regarding standard forms to carforms@car.org.

The Standard Forms section contains information on:

- C.A.R. Certified Forms Trainer Program
- NAR Settlement Related Forms
- Forms Revisions and New Form Releases
- Standard Forms: Information and Guides
- Print on Demand
- Permission To Reprint Content

New and Revised Forms

June 2025 Forms Draft and Quick Summary - New

December 2024 Forms Draft and Quick Summary

July 2024 Forms Draft and Quick Summary

June 2024 Forms Draft and Quick Summary

March 2024 Forms Draft and Quick Summary



C.A.R. June 2025 Forms release

June 2025 Forms Release

https://www.car.org/transactions/standard-forms/summary-forms-releases-chart/June-2025-Forms-Release

HOME ▶ TRANSACTIONS ▶ STANDARD FORMS ▶ SUMMARY OF FORM RELEASES CHART ▶ DECEMBER 2024 FORMS RELEASE

PRINT EMAIL SAVE





NOTE: The forms are tentatively scheduled for a June 2025 release. Depending on the comments received, and other priorities, CAR reserves the right to postpone the release date until December 2025 or take some other action.

*Below, you will find the latest 'redline' copy of the June 2025 draft forms. These forms will be released the week of June 24th, 2025. Although in it's final stage, we reserve the right to make last minute changes.

Thank you for your involvement and interest in the development of C.A.R. Standard Forms.

Click here for a Quick Summary Guide

June NEW Forms Release - (ADM-GEN, APD, LDAA, NCA, NDA, RPOA, SIPA, SSLA, SUM-MII, SUM-MOI, SUM-PMOI, SVRA, TMEA)

June Revised Forms Release - (AAA, AB, ABSPA, ADM, AEA, AFA, AGAD, AS, ASA, BCA, BCO, BEO, BIA, BIE, BIW, BRBC, BUO, BXA, CCA, CCSPA, CEEI, CLA, CNC-PA, COBR, COOP-OA, COOP-PA, CPA, CR-S, CSPQ, DID, DLT, ESP, ESV, FHDS, FVAC, HOA-IR, HOA-RN, HOA-RS, LCA, MII, MOI, MT-LA, NBIP, NCEI, NCNC, NCOU, NCPA, NODPA, NSP, NFT, PA, PIA, PMOI, POSA, PRBS, QS, RFA, RFR, RIPA, RLA, RLAN, RLASR, RPA, RPOI, SA, SBSA, SCO, SMCO, SPT, SSA, SXA, TA, TEAM, TIC-FD, TIC-OA, TOPA, TRPR, VLL, VLPA, WFA, WFDA)



C.A.R. June 2025 Forms release

https://www.car.org/-/media/CAR/Documents/Transaction-Center/PDF/Standard-Forms/Spring-2025/June-2025-Quick-Summary.pdf

June 2025 Forms Release Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of June 24th, 2025**. For further information, please refer to the C.A.R. web page at: https://www.car.org/transactions/standard-forms/new-forms-and-revisions. Please note that this list is subject to change.

Form Code	Form Name	Version Replaced	Brief description of form or how the form was revised
AAA	Additional Agent Acknowledgement	RVW only 12/21	Change LL to Housing Provider. Conform signature acknowledgment.
AB	Buyer Affidavit	RVW only 12/21	No substantive change.
ABSPA	Already-Built Subdivision Purchase Agreement and Joint Escrow Instruction	12/24	Conforming to RPA changes.
ADM	Addendum	12/21	Remove preprinted TDS option. Refers to APD for changes to TDS or SPQ. Refers to ADM-GEN for forms with agents. Refers to AEA for changes to already executed agreements.
ADM-GEN	Addendum - Generic	New	For use with forms with an agent. Refers to MT forms for changes to listing or buyer representation agreements.
AEA	Amendment of Existing Agreement Terms	RVW only 12/21	Change LL to Housing Provider. Conform signature acknowledgment.
AFA	Assumed Financing Addendum	12/21	Explicitly makes buyer assumption a contingency. Added advice regarding VA loans substitution of eligibility.
AGAD	Agricultural Addendum	RVW only 6/21	Conform signature acknowledgment.
APD	Amendment to Prior Disclosure	New	To be used to make a change to TDS or SPQ. Has advice about right to cancel.

New Advisories:

Rental Property, Seller In Possession, Short Term Vacation Rental



RENTAL PROPERTY OWNER ADVISORY

Whether you already own, or you intend to purchase, property to be used as a rental, there are many issues you need to consider. This Rental Property Owner Advisory (C.A.R. Form RPOA) is intended to address legal and practical issues impacting rental property owners, whether they are new to the business or they have prior or existing experience. This Advisory will focus on rental property intended for occupancy of 30 or more days. Rental property owners intending to rent out property for periods of 30 or fewer days should review the Short Term (Vacation) Rental Advisory (C.A.R. Form SVRA).

1. LIMITATIONS ON ABILITY TO SET RENTAL RATES AND EVICT TENANTS:

- A. LOCAL RENT AND EVICTION CONTROL LAWS: Many local jurisdictions, either city or county or both, do now, or may in the future, impose restrictions that limit the rent that can be charged to a tenant, regulate the right of a housing provider to terminate a tenancy and the costs to do so, and establish consequences of terminating a tenancy unlawfully. Additionally, some jurisdictions require notification or registration any time a property is leased or rented. Even if property that is currently vacant was previously tenant-occupied, the termination of that previous tenancy may affect a new tenant or buyer's rights such as the legal use of the property and who may occupy the property in the future.
- B. STATE OF CALIFORNIA TENANT PROTECTION ACT ("TPA") (Civil Code §§ 1946.2, 1947.12, and 1947.13):
 - (1) Description: The TPA is a statewide law in California that: (i) imposes limits on the amount a property owner can increase rent to a residential tenant ("Rent Cap"); and (ii) identifies a limited number of reasons that a property owner may terminate a tenancy and evict a tenant ("Just Cause").
 - (2) Exemptions: Exemptions exist to both the Rent Cap and Just Cause laws under the TPA.
 - (A) The most common exemptions from both rent cap and just cause eviction laws are:
 - (i) Separately alienable single-family dwellings, including a condominium, as long as the property is not owned by a corporation: a limited liability company with a corporate member; or a real estate investment trust. For this exemption to apply, the Housing Provider must first give the tenant applicable notice of the exemption and incorporate such notice into the rental agreement for all new leases and renewals (See Rent Cap and Just Cause Addendum, C.A.R. Form RCJC);
 - (ii) Dwellings built in the previous 15 years prior to the property being leased or rented or from any notice being given;
 - (iii) A duplex in which one of the units was owner occupied at the commencement and throughout the tenancy.
 - (B) Additional exemptions that only apply to the just cause eviction rules under the TPA include:
 - Single family, owner occupied residences in which the owner rents no more than two units or bedrooms, including accessory dwelling units or junior accessory dwelling units; and
 - (ii) Housing accommodations in which the tenant shares bathroom or kitchen facilities with the owner. Other exemptions may be applicable.
- 2. HABITABILITY AND UPKEEP: A rental property owner has an obligation to make the property fit for occupancy and shall repair all subsequent dilapidations that make the property unternantable. Among other requirements, a property is unternantable if it lacks any of the following characteristics: Effective waterproofing and weather protection of the roof, walls, windows and doors; plumbing in good working order; hot and cold running water; heating facilities in good working order; electrical lighting in good working order; building and grounds free from debris, filth, rubbish, garbage, rodents and vermin; garbage receptacles, floors, stairways and railings in good repair; and a locking mail receptacle for each unit. The property must have water conserving plumbing fixtures, braced, anchored or strapped water heaters, smoke alarms and carbon monoxide detectors, safety features for pools, and be free of bed bugs. (See Rental Property Owner Intake Form C A B. Form RPOL)

Other Paragraphs:

- 3. Disclosures
- 4. Security Deposits
- 5. Screening Fees
- 6. Tenant Rental Payment Reporting
- 7. Assistance Animals and Pets
- 8. Notices
- 9. Insurance
- 10. Fair Housing
- 11. Declared Emergencies
- 12. Utilities
- 13. Elevated Wood Balconies/Stairs
- 14. Legal and Tax Consequences
- 15. Termination of Agency

New Advisories:

Rental Property, Seller In Possession, Short Term Vacation Rental



SELLER IN POSSESSION ADVISORY (C.A.R. Form SIPA, 6/25)

- SELLER REMAINING IN THE PROPERTY AFTER CLOSE OF ESCROW: Sellers, for a variety of reasons, may ask
 Buyer for permission to stay in the property after the close of escrow. Seller may need more time to finish packing and
 moving their possessions to a new location; they may be looking to remain in the neighborhood for a certain period of the
 year; or they may be waiting for their replacement property to be ready to move in. Whatever the case may be, buyers
 and sellers who allow such arrangement face risks.
- 2. RISKS TO BUYER AND SELLER:
 - A. CREATING TENANCY UNDER CALIFORNIA LAWS: Buyer and Seller may agree to allow a Seller to remain in possession after close of escrow as part of the negotiation for the purchase and sale of a property. By doing so, they may inadvertently create a tenancy under California's landlord tenant laws. A seller who remains in the property for over 30 days would most likely be given the rights of a tenant. If a tenancy is created, the buyer, as landlord, must comply with all applicable laws, including the handling of security deposits, the maximum security deposit that can be collected, and proper accounting and documentation of a security deposit, including the taking of photographs at the beginning of the rental period, after the seller leaves, and after the repairs, if any, have been completed. It is possible to create only a license to use the property, and not a tenancy, if the seller remains in possession for no more than 29 days, and the buyer complies with other requirements, which may include the need to collect and pay transient occupancy taxes. Buyer is advised to consult with a qualified California landlord tenant attorney regarding such risks.
 - B. DAMAGE: If the property is damaged during the occupancy, the parties will have to determine who is responsible for repairing the damage. These obligations may shift depending on whether a tenancy has been created. For a seller continued occupancy of 29 or tewer days, C.A.R. Form SIP, Seller License to Remain in Possession, makes the buyer responsible for damage or destruction that is not caused by the seller and that is out of the seller's control. Regardless of who the agreement makes responsible for damages, it may be difficult to complete repairs in a timely manner or to collect the funds from the responsible party.
 - C. MAINTENANCE/HABITABILITY: Similar to the risk of damage, there are concerns with the maintenance of the property. For seller continued occupancy of 29 days or less, C.A.R. Form SIP, Seller License to Remain in Possession requires the seller to make reasonable efforts to maintain the property in the same condition as on the date of acceptance. However, if the occupancy is considered a tenancy, there may be some issues with making the seller responsible for all maintenance. Under the landlord tenant laws, the buyer, as landlord, will be responsible for all habitability repairs that occur during the seller/tenant's possession.
 - D. SELLER REMAINS LONGER THAN AGREED: Whether the possession is a license or a tenancy, the buyer will expect delivery of possession at the end of the agreed period. If the seller remains after that period, the buyer will have to deal with gaining possession of the property. If the occupancy is considered a tenancy, the buyer will have to follow the procedures to evict the tenant using an unlawful detainer procedure. If the occupancy is considered a license, the buyer will have to contact the police or sheriff's office to determine if they will intervene and assist with obtaining possession. If they will not, buyer will have to consult with a local landlord tenant attorney to determine the lawful process to remove the seller.
 - E. CONSIDERATION AND LEGAL RESTRICTIONS: Buyer is advised to seek legal counsel about any additional restrictions or issues related to the amount of consideration received. The amount received may be impacted by local or state rent control limits as well as any current state of emergency. Additionally, setting an amount too low, or local to the property of the collection of the collectio

Other Paragraphs:

- 3. Negotiating Terms
- 3.A. Timing Issues
- 3.B. Lender Issues
- 3.C. Security for Damages
- 3.D. Final Verification of Condition
- 4. Property Condition Move In/Out
- 5. Insurance and Liability Coverage
- 6. Legal and Tax Consequences
- 7. Termination of Agency



New Advisories:

Rental Property, Seller In Possession, Short Term Vacation Rental



SHORT TERM (VACATION) RENTAL ADVISORY
(C.A.R. Form SVRA, 6/25)

1. SHORT TERM RENTAL RESTRICTIONS:

- A. SOURCE OF RESTRICTIONS: Many communities, including cities and counties and private Homeowners Associations, regulate short-term / vacation rental services. These communities may have enacted, or may be considering enacting, laws, rules, covenants, conditions, and restrictions (CCRs), or other regulations to limit or restrict owners from renting out some portion of, or all of, their property on either a short term (usually 30 Days or less) or long term basis, including through the use of websites such as Airbnb and VRBO.
- B. TYPES OF RESTRICTIONS: Restrictions may include a complete prohibition; licensing or permit requirements; special health and safety inspections; taxation; noise restrictions; and/or restrictions on the number of guests and/or the total number of nights the property may be rented, etc.
- C. SHORT TERM RENTALS AS BUSINESSES: It is also possible the municipality or Homeowners Association may classify short term rentals as a "business" which may trigger regulations, taxes, and enforcement of CCR regulations and prohibitions related to operating a business out of a residence.

2. PROPERTY OWNER RESPONSIBILTY: ADVISORY:

- A. INVESTIGATIONS: Any owner or prospective owner considering renting their property is advised: (i) to investigate current and pending local and state governmental laws and restrictions, and/or Homeowners Association rules and regulations related to rentals, whether implemented through CCRs or otherwise; (ii) to investigate the possible existence of taxation such as a Transient Occupancy Tax; and (iii) to consult their own insurance broker regarding coverage issues and limitations associated with renting the property. If the buyer is in escrow for the purchase of such a property, the buyer should investigate these issues during the buyer's investigation contingency period. If the rental property owner already owns a property and intends to use it as a short-term rental, the owner should investigate before entering into a short-term rental agreement.
- B. LEGAL COMPLIANCE: If a property is offered for rent to the public, the owner must comply with state and federal Fair Housing regulations, including but not limited to providing unrestricted access to potential tenants with service/ companion animals. The owner acknowledges receipt of the Fair Housing and Discrimination Advisory (C.A.R. Form FHDA).
- C. BROKER RESPONSIBILITY; ADVISORY: Real Estate Brokers and Agents have not, and will not, investigate or verify such information. Broker(s) recommend that current or prospective rental property owners: (i) investigate these issues with an appropriate government authority or HOA; and (ii) review relevant documents and authority with a qualified California real estate attorney before proceeding with any rental. Brokers do not have expertise in this area.

By signing below, Buyer and Seller acknowledge that each has received a copy of this Short Term Rental Advisory, and each has read and understands to its term.

Buyer	Date	_
Buyer	Date	_
CALIFORNIA ASSOCI Seller	Date	_
Seller	Date	

Other Paragraphs:

No other paragraphs. This is the whole form.





TEAM MEMBER EXIT AGREEMENT

(Between Associate-Licensees) (C.A.R. Form TMEA, 6/25)

	("Team Leader" or "TL"), DRE Lic #
nd	("Team Member" or "TM"), DRE Lic #
ho pr	eviously mutually entered into an agreement to conduct business as part of a team on, 20 ("Team Agreement).
	time of the Team Agreement, TL and TM conducted licensed activity through the following Brokerage Company
	"Broker", DRE Lic #
rea	ERMINATION OF AGREEMENT BETWEEN TL AND TM: The Agreement between TL and TM is terminated for the following ason:
	Expiration Date: The Agreement expired on its own terms;
	☐ Mutual Agreement;
	☐ Written Notice: TL or TM gave at least 30 (or) days' written notice to the other;
	☐ Licensing: TL or TM's real estate license was revoked, suspended, or forfeited;
	 □ Broker Affiliation: TL or TM no longer conducts licensed activity through Broker; □ For Cause: TM engaged in activity which harmed the reputation of the Team or exposes the Team or any of its members to
	legal, financial, or regulatory risk:
	ROKER: Nothing in this Exit Agreement shall alter TL or TM's independent relationship or status with Broker, if such relationship or
	atus continues.
CC	OMPENSATION AND EXPENSES UPON TERMINATION:
	Pending Transactions or Business: For Covered Transactions resulting from a then-existing open escrow, or referral fee agreement, or contract for which escrow has not yet been opened, or listing or buyer representation agreement, TL shall make arrangements with another Team member to perform the required work remaining under such transactions or agreements. The licensee performing the work shall be reasonably compensated for completing work on those transactions or agreements, and such reasonable compensation shall be deducted from TM's share of Compensation. Except for such offset, TM shall receive the Compensation due as specified in the Team Agreement OR □ TL and TM agree to a different arrangement as specified in the attached addendum, or follows:
В.	 Future Transaction With Preexisting Clients: (1) "Future Transaction" means any transaction involving either TL or TM and any Preexisting Client, as defined in the Team Agreement, where a contract is entered into by that client after the date of this Exit Agreement. (2) If the client chooses to work with the TM who identified the Preexisting Client, the TL shall not be entitled to any Compensation from the Future Transaction.
	(3) If after the date of this Exit Agreement, the Preexisting Client chooses to work with the TL or Team, then for any Future Transaction entered into by the Preexisting Client with the TL or other Team member within 12 (or) months from the date of termination, the TM who identified the Preexisting Client shall (□ shall not) be entitled to a referral fee of% of the Compensation earned by TL or Team member based on the principal's side of the transaction and after any compensation split with the broker, or □
C.	Future Transactions With Team Clients: (1) "Team Client" means any client or lead generated prior to the date of this Exit Agreement, other than a person or entity defined as a Proprieting Client purpose to the Team Agreement.
	 as a Preexisting Client pursuant to the Team Agreement. Any Team Client shall belong to the TL. Should a Team Client, enter into a future transaction with TM or TM's then curren broker within 12 (or) months from the date of termination, TL shall (□ shall not) be entitled to a referral fee of% of the compensation earned by TM based on the principals' side of the transaction and after any compensation split with the broker, or □
	(3) ☐ Attached is a list of Team Clients approved by TL and TM.
D.	Expenses: TM shall compensate TL \$ for expenses incurred, OR □ TL shall compensate TM \$ for expenses incurred, OR □ TL shall compensate TM \$ for expenses incurred, OR □ an accounting shall be conducted within 30 (or days) of the date of this Exit Agreement and TL or TM shall

New Form: Team Member Exit Agreement

Other Paragraphs:

- 4. Other Terms
- A. FBNs and Team Names
- B. Broker Instructions
- C. New Broker
- D. Documents
- E. MLS
- 5. Dispute Resolution



June 18 REBS Course Covering, TEAM, TMEA, PAC, TPA, ICA, SOFBN, ACS, RFA



Register here:

6/18 C.A.R. New and Revised Forms: Agent Commission Sharing, Team, Exi – C.A.R. Business Products

Residential Purchase Agreement

_ '				
G	SELLER PAYMENT TO COVER BUYER EXPENSES AND COSTS			
G(1)	5E	☐ Seller Credit to Buyer	\$	For closing costs
G(2)		ADDITIONAL SELLER CREDIT TERMS (does not include buyer broker compensation):		
G(3)	18A(2), 18A(3)	☐ Seller Payment to Compensate Buyer's Broker	Seller agrees to pay Buyer's Broker, out of the final purchase price AND, if applicable \$	transaction proceeds,% of the OR, if checked

Seller Payment for Buyer's Obligation to Compensate Buyer's Broker

Buyer Compensation Affirmative Representations

Seller agrees to pay, out of the transaction proceeds, _____% of the final purchase price AND, if applicable \$ _____ OR, if checked [] \$ _____ toward the obligation of Buyer to compensate Buyer's Broker.

Buyer affirmatively represents that, at the time this offer is made, Buyer has a written agreement with Buyer's Broker that: (i) is valid; (ii) covers the Property; and (iii) provides for compensation for no less than the amount stated above.



What? Why? Don't We Have to ...?

- Neither C.A.R. nor NAR require one broker to share with other brokers its client compensation agreements, and it may not be appropriate to do so.
- It would generally not be appropriate for one broker to meddle in another broker's relationship with their own client.
- Real estate licensees should not be making legal conclusions regarding the validity of another broker's contract.
- Real estate transactions are not furthered by allowing private broker compensation agreements to interfere with the buyer-seller agreement.
- Real estate transactions should be made easier, not more complicated, for agents in the field and their clients.

New 3G(3) supporting paragraphs

RPA, # 18A

18. BROKERS AND AGENTS:

A. COMPENSATION:

(1) Broker Compensation: Seller or Buyer, or both, as applicable, agree to pay compensation to Broker as specified in a separate written agreement between Broker and that Seller or Buyer. The amount of compensation, if a percentage, will be based on the final purchase price. Buyer is advised that Buyer's Broker should not receive compensation from any source in excess of the amount in the buyer representation agreement. Compensation is payable upon Close Of Escrow, or if escrow does not close, as otherwise specified in the agreement between Broker and that Seller or Buyer.

RPA, # 19D

19. JOINT ESCROW INSTRUCTIONS TO ESCROW HOLDER:

D. BROKER COMPENSATION:

(1) PAYMENT: Agents are not a party to the escrow, except for Brokers for the sole purpose of compensation pursuant to paragraph 18A. If a Copy of the separate compensation agreement(s), including if applicable paragraph 3G(3) of this Agreement, is deposited with Escrow Holder by Agent, Escrow Holder shall accept such agreement(s) and pay out from Buyer's or Seller's funds, or both, as applicable, the Broker's compensation provided for in such agreement(s). Buyer's obligation to pay Buyer's Broker shall be offset by any amount that Seller pays Buyer's Broker. Buyer and Seller irrevocably assign to Brokers compensation specified in paragraph 18A, and irrevocably instruct Escrow Holder to disburse those funds to Brokers at Close Of Escrow or pursuant to any other mutually executed cancellation agreement. Compensation instructions can be amended or revoked only with the written consent of Brokers. Buyer and Seller shall release and hold harmless Escrow Holder from any liability resulting from Escrow Holder's payment to Broker(s) of compensation pursuant to this Agreement.

New 3G(3) supporting forms

BRBC, #4G

G. PAYMENTS RECEIVED FROM OTHERS FOR BROKER COMPENSATION:

- (1) Broker and Buyer should discuss whether it would be beneficial to include a term in any offer Buyer makes obligating the seller to pay Broker, directly or through escrow, for some or all of the compensation that Buyer owes Broker.
- (2) If seller does not pay as contractually required, Buyer assigns to Broker, as a third-party beneficiary, any rights Buyer has to pursue the seller for such compensation.
- (3) Under a settlement agreement binding on REALTORS®, Broker is prohibited from receiving compensation in excess of the amount in this Agreement. Buyer is advised not to include in a purchase offer a request that seller pay an amount higher than the amount in paragraph 2E(1), or as amended prior to buyer making the offer.

BCA, # 3B

B. SELLER PAYS THE COMPENSATION:

(1) Buyer negotiates for Seller to Compensate Buyer's Broker: A buyer may make a conditional offer to the seller by including a term in the purchase offer asking the seller to pay the buyer's broker if the buyer has already agreed to pay their own broker pursuant to a buyer representation agreement. If such a term is included in the purchase offer, the request will become one term among many that a seller may accept, reject, or negotiate by way of a counter offer. The possibility of asking the seller to pay the buyer's contractual compensation obligation option should be discussed when creating a buyer representation agreement and prior to an offer being made. Pursuant to the NAR Settlement (see paragraph 2B) a buyer's broker is not permitted to receive compensation for services, from whatever source, that is greater than the amount in the buyer representation agreement.

New 3G(3) supporting forms

10. SELLER CONCESSIONS:

RLA, # 10

- Concessions are monetary payments that a seller agrees to contribute towards a buyer's expenses and other costs a buyer is responsible for in the transaction.
- Concessions may include, but are not limited to, costs of escrow or title, lender fees, repairs, inspections and buyer broker compensation.
- Concessions specified in the MLS must be allowed to be used for any permissible buyer expense or cost and must not specify
 the concessions are to be used for broker compensation. However, a term in the buyer's offer may specify that the Seller agrees
 to pay compensation to a buyer's broker. Should Seller agree to do so, Broker does not represent, nor will Broker confirm, that
 the amount specified is owed by buyer to buyer's broker pursuant to a written agreement that covers Seller's property. In the
 absence of a separate agreement, Seller's contractual obligation to pay buyer's broker is independent of any obligation between
 buyer and buyer's broker.
- Concessions identified in an MLS listing are not promises to pay but instead indicate to a buyer that the seller will consider
 offers asking for concessions. Concessions specified in the MLS are not intended to be binding on Seller unless included in the
 accepted purchase agreement.

SA, #3A

3. CONTRACT TERMS AND LEGAL REQUIREMENTS:

A. Contract Terms and Conditions: A buyer may request, as part of the contract for the sale of your Property, that you pay for repairs to the Property, buyer broker compensation, and other items. Your decision on whether or not to comply with a buyer's requests may affect your ability to sell your Property at a specified price. Should Seller agree to do so, Broker does not represent, nor will Broker confirm, that the amount specified is owed by buyer or the full amount will be used by buyer to pay for the specified purpose. In the absence of a separate agreement, Seller's contractual obligation to pay buyer's broker is independent of any obligation between buyer and a third party.





Upcoming Legal Live Webinar

Tiny Homes
July 15th 1:30 p.m. – 2:30 p.m.

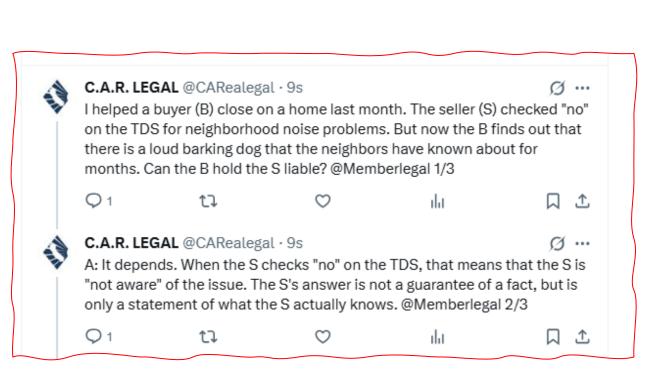
Webinar registrations and recordings:

https://www.car.org/riskmanagement/live

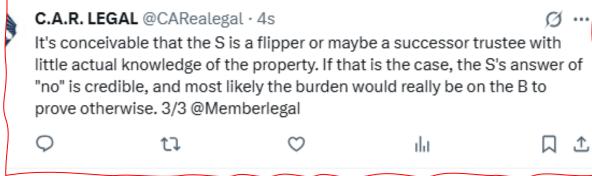


Recent Quick Guides/Legal Information

- Home Fire Hardening Disclosures
- Wildfire Issues in C.A.R. Forms: What, When and Why
- Non-Contingent Contracts: Peril or Necessary or Both https://www.car.org/riskmanagement/tools









Time & Location

Jun 11, 2025, 10:00 AM – 5:00 PM

The Westin Pasadena, 191 N Los Robles Ave, Pasadena, CA 91101, USA

Neil's 60% observation

STEPS Towards Homeownership - June 18th 2025



STEPS Towards Homeownership addresses Housing Affordability from the perspective of Financial Literacy.

Fire Hardening and Defensible Space Disclosure and Addendum

- 1. LAW APPLICABILITY: If this property does not meet the conditions stated in paragraph 1A or 1B, there is no requirement to complete the subsequent applicable paragraphs.
 - A. Home Fire Hardening Disclosure: The Notice and disclosure of vulnerabilities in paragraph 2 are only required for sellers of residential properties if: (i) the Property contains one to four units; (ii) the seller is required to complete a Transfer Disclosure Statement (C.A.R. Form TDS or MHTDS); (iii) the Property is located in either a high or very high fire hazard severity zone; and (iv) the improvement(s) on the Property were constructed before January 1, 2010. IF ANY OF THESE FOUR CONDITIONS IS NOT MET. SELLER DOES NOT HAVE TO ANSWER THE QUESTIONS IN PARAGRAPH 2B AND 2C.
 - B. Defensible Space Compliance: The disclosures and requirements specified in paragraph 3 are only required for sellers of residential properties if: (i) the Property contains one to four units; (ii) the seller is required to complete a Transfer Disclosure Statement (C.A.R. Form TDS or MHTDS); and (iii) the Property is located in either a high or very high fire hazard severity zone. IF ANY OF THESE THREE CONDITIONS IS NOT MET. PARAGRAPH 3 DOES NOT HAVE TO BE COMPLETED.
 - C. Fire Hazard Severity Zone Status: It may be possible to determine if a property is in a high or very high fire hazard severity zone by consulting with a natural hazard zone disclosure company or reviewing the company's report. This information may also be available through a local agency where this information should have been filed. Cal Fire has a "Fire Hazard Severity Zone Viewer" where you can input the Property address to determine which fire hazard zone, if any, that the Property is located in. A link to the viewer can be found on CalFire's website at https://www.fire.ca.gov/dspace/.
- 2. FIRE HARDENING DISCLOSURI (Poperty is built after January 1, 2010. Paragraphs 2B and 2C do not have to be completed):
 A. FIRE HARDENING STATUTORY NOTICE: "THIS HOME IS LOCATED IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE AND THIS HOME WAS BUILT BEFORE THE IMPLEMENTATION OF THE WILDFIRE URBAN INTERFACE BUILDING CODES WHICH HELP TO FIRE HARDEN A HOME. TO BETTER PROTECT YOUR HOME FROM WILDFIRE, YOU MIGHT NEED TO CONSIDER IMPROVEMENTS. INFORMATION ON FIRE HARDENING, INCLUDING CURRENT BUILDING STANDARDS AND INFORMATION ON MINIMUM ANNUAL VEGETATION MANAGEMENT STANDARDS TO PROTECT HOMES FROM WILDFIRES, CAN BE OBTAINED ON THE INTERNET WEBSITE HTTP://WWW.READYFORWILDFIRE.ORG".
 - B. FIRE HARDENING VULNERABILITIES: Are you (Seller) aware of the following features that may make the home vulnerable to wildfire and flying embers embers (Seller is not obligated to explain or clarify their responses to questions 2B1-2B6, whether they answer "yes" or "no." Voluntary explanation/clarification is permitted but not required)...

(5) Loose or missing bird stopping or roof flashing......
 (6) Rain gutters without metal or noncombustible gutter covers.....

Explanation/Clarification:



Fire Hardening and Defensible Space Disclosure and Addendum

LIST OF LOW COST RETROFITS: The following is a list of low cost retrofits developed and listed by the California Department of Forestry and Fire Protection (CAL FIRE) and the California Governor's Office of Emergency Services (OES). More information on home hardening is available at readyforwildfire.org. A list of low cost retrofits with dynamic links can be found at https://readyforwildfire.org/wp-content/uploads/2025/04/Low-Cost-Retrofit-Flyer-Handoutpdf .	
Have you (Seller) completed any of the following low-cost retrofits during the time you have owned the property? (If the retrofit was partially completed or only applied to a portion of the identified feature, or if similar work was performed, or if your response below needs clarification, provide the explanation/clarification below. If you are unsure if the retrofit item was completed or satisfied the conditions specified, check "No",and provide any explanation/clarification below.) (1) Roof replaced with Class A fire-rated roof	
(3) Installation of noncombustible gutter cover on gutters to prevent the accumulation of leaves and debris in the gutter	
 (6) Caulk and plug gaps greater than 1/8-inch around exposed rafters and blocking to prevent ember intrusion into the attic or other enclosed spaces	
(8) Install weather-stripping to gaps greater than 1/8-inch between garage doors and door frames to prevent ember intrusion. The weather-stripping must be compliant with UL Standard 10C	
Interface (WUI) Products	
) Cover openings to operable skylights with a noncombustible metal mesh screen with openings in the screen not to exceed 1/8 inch	20
planation/Clarification:	OF LEADING THE WAY

LOW-COST RETROFIT LIST

LOW-COST WAYS TO HARDEN YOUR HOME







When it is time to replace your roof, replace it with a Class A fire-rated roof. OSFM Wildland Urban Interface (WUI) Products.



Install a noncombustible gutter cover on gutters to prevent the accumulation of leaves and debris in the gutter.



Block any spaces between your roof covering and sheathing with noncombustible materials (bird stops).





Cover your chimney and stovepipe outlets with a noncombustible corrosion-resistant metal mesh screen (spark arrestor), with %-inch to ½-inch openings.



INSTALL

Install ember and flame-resistant vents. Consult your local building official and hire a licensed contractor for this project as these modifications may reduce airflow. OSFM Wildland Urban Interface (WUI) Products.



BLOCK

Caulk and plug gaps greater than ½-inch around exposed rafters and blocking to prevent ember intrusion into the attic or other enclosed spaces.





When it's time to replace your windows, replace them with multi-paned windows that have at least one pane of tempered glass. OSFM Wildland Urban Interface (WUI) Products.



INSTALL

Install weather-stripping to gaps greater than ½-inch between garage doors and door frames to prevent ember intrusion. The weather-stripping must be compliant with UL Standard 10C.



BLOCK

Inspect exterior siding for dry rot, gaps, cracks, and warping. Caulk or plug gaps greater than ½-inch in siding and replace any damaged boards, including those with dry rot.





When it's time to replace your siding or deck, use compliant noncombustible, ignition-resistant, or other <u>OSFM Wildland</u>.

Urban Interface (WUI) Products



Install a minimum 6-inch metal flashing, applied vertically on the exterior of the wall at the deckto-wall intersection to protect the combustible siding material.



Cover openings to operable skylights with a noncombustible metal mesh screen with openings in the screen not to exceed %-inch.

Possible Representation of More than One Buyer or Seller ...

Explanation:

Form reformatted into 1 and 2

- 1. Expanded text
- A. From old. Expanded text.
- B. From old. Expanded text.
- C. Dual agency in old. New differentiates between broker and agent dual agency. C(2). New

- 1. BROKER AGENCY RELATIONSHIP WITH MULTIPLE PRINCIPALS: A real estate broker ("Brokerage"), whether a corporation, partnership or sole proprietorship, may legally represent more than one buyer or seller. This multiple representation can occur through a sole proprietor Brokerage; or through a salesperson or broker acting under the Brokerage's license ("Associate Licensee"). Associate Licensees under a Brokerage's license may be working out of the same or different office locations, and may or may not know one another. Clients of the brokerage may have similar goals and may compete against each other for the same property or the same pool of prospective buyers. Some buyers and sellers prefer to work with individual, sole proprietor brokerages, some with brokerages that have multiple licensees, and others with large brokerage companies that have multiple offices and may have a regional, statewide or a national or international presence. Each has its own advantages. It is important for buyers and seller to understand how the Brokerage representation of multiple buyers or seller may impact them under various situations.
 - A. MULTIPLE BUYERS: Brokerage (individually or through any of its Associate Licensees) may work with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed by the Brokerage. Whether a brokerage is large or small, it is possible that one Associate-Licensee (agent 1) working with a buyer may not be aware that another Associate-Licensee (agent 2) is working with a different buyer who is interested in viewing or making an offer on the same property as agent 1's client, and vise-versa. Brokerage will not limit or restrict any buyer from making an offer on any specific property, whether or not the Brokerage represents other buyers interested in the same property.
 - B. MÚLTIPLE SELLERS: Brokerage (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Brokerage will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Brokerage and some may not. Brokerage will market all listed properties to all prospective buyers, whether or not Brokerage has other listed properties that may appeal to the same prospective buyers.
 - C. DUAL AGENCY IN A TRANSACTION: California law allows a brokerage to represent both a buyer and a seller in a transaction (Civil Code § 2079 et seq.).
 - (1) Brokerage Dual Agency: If one Associate-Licensee from a brokerage is working with a buyer and another Associate-Licensee from the same brokerage is working with a seller on the same transaction, the Brokerage is considered a dual agent with fiduciary duties to both buyer and seller. In that situation, each individual Associate Licensee working on the transaction is also considered a dual agent having the same knowledge and responsibility as the Brokerage.
 - (2) Single Agent Dual Agency: Another form of dual agency occurs when an individual Associate-Licensee is working with both the buyer and seller in the same transaction. In that situation, both the brokerage company and the individual Associate-Licensee are dual agents with fiduciary duties to each side of the transaction. There is no one approach to this situation. Some brokerages allow the single agent dual agent to continue to represent both parties, as that Associate-Licensee is the chosen agent of the principal. Some brokerages recommend that the broker or an office manager get involved if there is a dispute between the buyer and seller. Some brokerages will require that the broker or an office manager assist the Associate-Licensee with one principal or the other, even if the parties do not have a dispute. Whether one of these approaches, or another, is taken in a single agent dual agency will depend on the circumstances and the brokerage policy. Regardless of the approach, the Associate-Licensee and brokerage shall conduct activity consistent with the terms in paragraph 2C.

Possible Representation of More than One Buyer or Seller ...

ACKNOWLEDGEMENT AND CONSENT:

- A. OFFERS ARE NOT NECESSARILY CONFIDENTIAL: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer to other interested buyers and agents unless all parties and their agent have signed a written confidentiality agreement, (C.A.R. Form NDA). In the absence of a signed NDA, Buyer consents to such disclosure. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy, and the instructions of the seller.
- B. MULTIPLE BUYERS OR SELLERS: If seller is represented by Brokerage, seller acknowledges that Brokerage may represent prospective buyers of seller's property and consents to Brokerage acting as a dual agent for both seller and buyer in that transaction. If buyer is represented by Brokerage, buyer acknowledges that Brokerage may represent sellers of property that buyer is interested in acquiring and consents to Brokerage acting as a dual agent for both buyer and seller with regard to that property.
- C. DUAL AGENCY IN A TRANSACTION: In the event of dual agency, seller and buyer agree that: (i) a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to facts relating to either the buyer's or seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the seller's willingness to accept a price less than the listing price or the buyer's willingness to pay a price greater than the price offered; and (ii) except as set forth above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the Property to both parties. Sellers and buyers should discuss with a dual agent the details and parameters of this requirement. Seller and/or buyer consents to allowing Brokerage to act as a dual agent in a transaction.



Additional Signature Addendum

	CORMS BEING SIGNED
	□ PURCHASE: California Residential Purchase Agreement; Disclosure Regarding Real Estate Agency Relationship; Buyer's Investigation Advisory; Fair Housing and Discrimination Advisory; Buyer Homeowners' Insurance Advisory; Wire Fraud and Electronic Funds Transfer Advisory; and California Consumer Privacy Act Advisory, Disclosure and Notice. Liquidated Damages and Arbitration Additional Signature Addendum (LDAA) attached.
	□ LISTING: Residential Listing Agreement; Disclosure Regarding Real Estate Agency Relationship; Multiple Listing Service Addendum; Broker Compensation Advisory; Possible Representation of More than One Buyer or Seller – Disclosure and Consent; Fair Housing and Discrimination Advisory; Seller's Advisory; and California Consumer Privacy Act Advisory, Disclosure and Notice.
	□ BUYER REPRESENTATION: Buyer Representation and Broker Compensation Agreement; Disclosure Regarding Real Estate Agency Relationship; Buyer's Investigation Advisory; Broker Compensation Advisory; Possible Representation of More than One Buyer or Seller – Disclosure and Consent; and California Consumer Privacy Act Advisory, Disclosure and Notice.
	□ RENTAL: Residential Lease or Month-to-Month Rental Agreement; Bed Bug Disclosure; Tenant Flood Hazard Disclosure; Rent Cap and Just Cause Addendum; Offer of Tenant Positive Rental Payment Reporting; and Fair Housing and Discrimination Advisory
	☐ Transfer Disclosure Statement ☐ Seller Property Questionnaire
	□ OTHER(S):
	By signing below, the undersigned: (i) acknowledges receipt of the document(s) identified above; and, if applicable, the Liquidated Damages and Arbitration Additional Signature Addendum attached; and (ii) agrees to the terms, conditions, representations, and disclosures in the document. (Note: Only the new signatories need to sign below. For example, if X, Y and Z are all buyers, and X and Y previously signed the documents, only Z needs to sign below.)
	A. (Add'l Signer 1) By: Printed Name: Date: Date:
OALIFORNIA ACCOCIATION OF REA	B. (Add'l Signer 2) By: Printed Name: Date:
CALIFUKNIA ASSUCIATION OF REA	□ Buyer □ Seller □ Tenant □ Landlord □ Other Title, if applicable (e.g. Trustee)

Liquidated Damages and Arbitration Additional Signature Addendum

- The terms and conditions of the Liquidated Damage or Arbitration paragraph referenced below each require initials by all Parties.
 If either of those paragraphs are not initialed by all Additional Signatories and all Parties either below or in the Agreement, that paragraph is excluded from the final agreement unless specifically referenced for inclusion in a Counter Offer or separate addendum or amendment. Additional Signatories should only initial paragraph 2 or 3 if they wish to include those paragraphs in the Agreement. If at least one but not all parties initial, then a counter offer is required until agreement is reached.
- 2. LIQUIDATED DAMAGES: f Buyer fails to complete this purchase because of Buyer's default, Seller shall retain, as liquidated damages, the deposit actually paid. If the Property is a dwelling with no more than four units, one of which Buyer intends to occupy, then the amount retained shall be no more than 3% of the purchase price. Any excess shall be returned to Buyer. Release of funds will require mutual, Signed release instructions from both Buyer and Seller, judicial decision or arbitration award.

Initials:	Add'l Signer 1	4	Add'l Signer 2		Add'l Signer 3	Add'l Signer 4	
B.	resulting transate Parties also agror within a reast through any art or justice, or an agree to a diffe arbitrate shall be Act, notwithstaid discovery in act with Title 9 of Pany court havin EXCLUSIONS: 1 jurisdiction of a judicial foreclos as defined in Cipreservation provisions: (i) the recording remedies, provistay of littigation AGENTS: Agent Any Agent(s) particles by INTHE MATTERS AS PROVIDED DISPUTE LITIGATURE CARBITRATION	ree that any disction, which is ree to arbitrate onable time and oitration provide a transport of a transport o	s not settled the any disputes of ter, the disputes of ter, the dispute of ter, the dispute of ter, the dispute of ter, the dispute of the procedurage seeming. Code of Civil I de of Civil Procedurage of the dispute o	rough mediation claims with As or claims with As or claim is print and in the later of la	on, shall be decide gent(s), who, in wriesented to the Age estented to the Age it to by the Parties. I real estate Law estion to compel arb Federal Arbitration by in this Agreeme 83.05. The arbitration that upon the award ediation and arbitration and arbitration and arbitration and arbitration and arbitration and arbitration of limitations; (in the award of limitations; (in the awaiver nor virule of limitations; (in the awaiver nor virule awaiver	In them out of this Agreement or d by neutral, binding arbitration. Iting, agree to such arbitration priont. The arbitrator shall be a retired is operience, unless the Parties mutitration pursuant to, this agreement Act, and not the California Arbitrant. The Parties shall have the rigition shall be conducted in according to the arbitrator(s) may be entered atton: (i) any matter that is within ainer action; and (iii) a judicial or tragge or installment land sale conclusion of the mediation and arbitrary i) the filing of a court action to enter i) the filing of a court action to enter injunction, or other provising makes a request to the court of (iii) the filing of a mechanic's lier unless they agree to do so in writh to this Agreement. AVE ANY DISPUTE ARISING OUT DECIDED BY NEUTRAL ARBITRATION AFTER AGREEING TO STRATION AFTER AGREEING TO	The or to, cted udge usely int to attorn the to ance into in the non-tract attorn able to a time. If OF TION THE THIS
					ROVISION IS VOLU	Y OF THE CALIFORNIA CODE OF C INTARY."	IVIL
"WE HA	AVE READ AND U	INDERSTAND	THE FOREGOII	NG AND AGRED	E TO SUBMIT DISPI	JTES ARISING OUT OF THE MATT	ERS
Initials:	Add'l Signer 1		Add'l Signer 2		Add'l Signer 3	Add'l Signer 4	
ACKNO of this		F RECEIPT (to I	oe used when n	ot initialing abo	ove paragraphs): By	initialing below, I acknowledge red	ceipt

Add'l Signer 3

Add'l Signer 4

Add'l Signer 1

Add'l Signer 2

Addendum

or Month-to-Month Rental Agr	
dated, on prope	rty known as
	("Property/Premises"),
in which	is referred to as ("Buyer/Tenant")
and	is referred to as ("Seller/Housing Provider").
The term Housing Provider also as the "Parties."	includes Landlord or Rental Property Owner. Buyer/Tenant and Seller/Housing Provider are referred to
	to a previously provided Seller Property Questionnaire (SPQ), Real Estate Transfer Disclosure sclosure should be made on an amendment to the disclosure (C.A.R. Form APD) and may give

The following terms and conditions are hereby incorporated in and made a part of the: [] Purchase Agreement, OR Residential Lease or Month-to-Month Rental Agreement, Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), Other

Amendment to Prior Disclosure

This form is an amendment or addition to a previously provided ☐ Sel	ler Property Questionnaire (SPQ), ☐ Transfer Disclosure
Statement (TDS) U Other	, dated,
on property known as	("Property/Premises")
in which	is referred to as ("Buyer"),
and	is referred to as ("Seller").
This property is a duplex, triplex or fourplex. This APD is for ALL up	units (or □ only unit(s)).
Disclosure limitation: The following are representations mathe Agent(s), if any. This disclosure statement is not a wall is not a substitute for any inspections or warranties the printended to be part of the contract between Buyer and Se and any real estate licensee or other person working will provided by Seller. A real estate broker is qualified to addesire legal advice, they should consult a qualified Californ	rranty of any kind by the Seller or any agent(s) and ncipal(s) may wish to obtain. This disclosure is not eller. Unless otherwise specified in writing, Broker th or through Broker has not verified information vise on real estate transactions. If Seller or Buyer nia real estate attorney.
Seller makes the following disclosures (If applicable, this disclosured designated form):	ure applies to paragraph(s) of the above

Seller represents that the disclosure(s) made by on this form and any attached addenda is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges that: (i) Seller's obligation to disclose is independent from any duty of disclosure that a real estate licensee may have in this transaction; (i) nothing that any such real estate licensee does or says to Buyer or Seller relieves Seller from his/her own duty of disclosure; and (iii) an amendment to a Seller Property Questionnaire (SPQ) or Real Estate Transfer Disclosure Statement (TDS) may give a buyer a statutory or contractual right to rescind or cancel the contract.



Addendum - Generic

	CALIFORNIA
	CALIFORNIA
	ACCOCTATION
	ASSOCIATION
	OF BEALTONON
	OF REALTORS®
_	

ADDENDUM - GENERIC No. ______ (C.A.R. Form ADM-GEN, 6/25)

The following term	ns and conditions are hereby	incorporated in and made a part of the: Residential Listing Agreen	nent. Buver
	,	ment, Team Agreement, Other	
dated			is referred
	nt/Buyer/Tenant Other		("Principal 1"),
and			
□ Other			("Principal 2").
The term Housing	Provider also includes Landlor	d or Rental Property Owner.	
Note: If the Princuse a Modification	ipals intend to modify the con of Terms, C.A.R. Form MT	ompensation previously agreed in a listing or buyer representation-LA or MT-BR.	n agreement,
	The foregoing terms and conditions Addendum.	s are hereby agreed to, and the undersigned acknowledge receipt of a copy of this	
	Principal 1	Date	
Principal 1 Date			
	Principal 2	Date	
CALIFORNIA ASSOCIATION OF REALTORS	Principal 2	Date	

Referral Fee Agreement

	IDENTIFICATION OF PERSONS AND ENTITIES:	
	REFERRING BROKER (Broker getting paid for referring a client/customer ("Principal")):	
		(Brokerage firm name)
	REFERRING AGENT (if any):	(Associate-Licensee)
	Address	
	Phone E-mail	_
	REPRESENTING BROKER (Broker paying fee and representing Principal):	
		(Brokerage firm name)
	RECIPIENT REPRESENTING AGENT (if any):	(Associate-Licensee)
	Address	
	Phone E-mail	_
	PRINCIPAL:	(Client or Customer name)
	Address	
	PhoneE-mail	_
	AGREEMENT:	
	 REFERRAL FEE: In consideration for the referral of Principal from Referring Broker, F Broker as follows: 	Representing Broker agrees to pay Referring
	A% of the total gross compensation earned by Representing Broker (based onl	y upon the Principal's side of the transaction),
	OR \$;	
	B. Such compensation is owed if Principal enters, or has already entered, into	a contract to (check all that apply):
	□ Buy, □ Sell, □ Lease, □ Other:	
	 PROPERTIES OR TRANSACTIONS COVERED: Compensation is payable for the transaction specified in paragraph 1B during the term of 	
	☐ For the following property(ies) only:	ulis Agreement,
	C. For any and all property transactions specified in paragraph 1B during the term	of this Agreement:
	 REFERRAL PERIOD: Compensation is payable if the event checked in paragraph 1B of from the date of this agreement. 	
	4. TIMING OF COMPENSATION: Compensation is payable upon recordation of deed or	other evidence of transfer resulting from the
	event specified below (whether closing occurs during or after the expiration time).	
CALIFORNIA ASSOCIATION	5. OTHER TERMS:	

Referral Fee Agreement

REFERRING BROKER: Real Estate Broker	D	RE Lic. #
By (Broker/Office Manager)		Date
Tax ID#		
REPRESENTING BROKER:		
Real Estate Broker	D	RE Lic. #
By (Broker/Office Manager)	DRE Lic.#	Date
California real estate law prohibits (a) a broker from paying compensation for licensed activity to anyone other than (i) a broker, (ii) a salesperson who is licensed under the compensating broker or (iii) a broker of another State and (b) a salesperson from paying compensation to another licensee for licensed activity, except through the employing broker. Federal law prohibits giving or accepting a fee or other thing of value for a referral involving a federally related mortgage loan (most residential one to four property transactions) unless pursuant to a cooperative brokerage arrangement.		
FOR OFFICE USE ONLY: AGENTS MAY INITIAL BELOW TO ACKN	OWELDGE HAVING RECEIVED	AND READ THIS DOCUMENT
(Agent for Referring Broker)	(Agent for F	Representing Broker)



•Remember to sign up for the July legal live webinar on tiny homes.

 Rember to sign up for Women Up and Steps Toward Homeownership

Time for questions.