

COVID-19 2021 Forms Release

Quick Summary

This chart is a quick summary of the most current COVID-19 related forms. Please note that this list is subject to change.

Form Code	Form Name	Date	Brief description of form
CDC-TD	Centers for Disease Control COVID-19 Tenant Declaration	9/9/2020	This form was created by an order from the CDC. If a residential tenant who cannot pay rent signs the form and delivers it to the landlord, the landlord may not evict the tenant for non-payment of rent until January 1, 2021. This only applies if the tenant earns no more than \$99,000 per year, and the landlord is not obligated to provide this form to the tenant.
CFRP	Coronavirus Rent Forgiveness, Termination of Tenancy and Possession of Premises Agreement	2/2021	The CRFP creates a voluntary agreement between a residential landlord and tenant. The landlord agrees to forgive all or part of the unpaid rent in exchange for possession of the property on a date certain.
CRRA	Coronavirus Unpaid Rent Repayment Agreement	2/2021	This voluntary agreement between a landlord and tenant is used to come to an arrangement to, over time, pay back rent that was unpaid since the beginning of the COVID-19 state of emergency. If a local government has issued an order or ordinance establishing a payback period, that local enactment needs to be complied with. Under a superseding state law, the payback period can begin no later than March 1, 2021 and end no later than March 1, 2022.
CURC	Coronavirus Unpaid Rent Calculation	2/2021	This form can be used to clearly document and organize any rents not paid from March 1, 2020 to June 30, 2021, which will need to be documented as part of any future eviction or which can be useful in coming to a repayment agreement.
CVA	Coronavirus Addendum or Amendment	4/30/2020	This form can be attached to a purchase agreement at the time of formation or can be added as an amendment after the purchase agreement has been accepted, if both parties agree. The coronavirus pandemic may have caused unforeseen circumstances that make the transaction impossible or impracticable. This form creates a contractual agreement if the transaction is affected by an unforeseen circumstance. The parties may elect to extend contingencies, extend close of escrow or mutually agree to cancel the contract, after giving a notice that the party has been affected by an unforeseen circumstance and provides verification.
CVA-LR	Coronavirus Lease/Rental Addendum or Amendment	4/16/2020	This form can be attached to a lease agreement at the time of formation or can be added as an amendment after the lease has been accepted, if both parties agree. Its terms are intended to be used when the Tenant/Lessee has not yet taken possession. The coronavirus pandemic may have caused unforeseen circumstances that make the lease impossible or impracticable. This form creates a contractual agreement if the initial possession in the lease is affected by an unforeseen circumstance. The parties may elect to extend the time to occupy the premises or mutually agree to cancel the lease, after giving a notice that the party has been affected by an unforeseen circumstance and provides verification.
DCFD	Tenant Declaration of COVID-19 Related Financial Distress	9/21/2020	Under the new California law, a landlord may not evict a tenant if the tenant signs and delivers to the landlord a declaration under penalty of perjury that the tenant is unable to pay rent due to a COVID-19 related reason. An unsigned version of this form must be attach to an eviction notice for unpaid rent from March 1, 2020 to January 31, 2021. No proof of inability to pay is required unless the tenant is a "high income" tenant.

NTRA-2	2021 Notice of Tenant of COVID-19 Tenant Relief Act	2/2021	This form, which provides a tenant with information regarding their rights under the new California law, was required to be given to any residential tenant who had not paid rent from March 1, 2020 to August 31, 2020 by September 30. Going forward until June 30, 2021, this form must be provided to a tenant before serving a tenant with an eviction notice.
NTT	Notice of Termination of Tenancy	10/2020	Because of the different procedures related to the new California law, this form was modified to instruct the user to not use this form for termination of a residential tenancy from March 1, 2020 to June 30, 2021, if the tenant is a natural person.
NTT-CTRA	2021 Notice of Termination: COVID-19 Tenant Relief Act	2/2021	During the COVID covered period, March 1, 2020 – June 30, 2021, a tenancy can only be terminated for “cause. This form gives the allowable reasons and minimum notice periods.
NUCC	Notice of Unforeseen Coronavirus Circumstances	4/16/2020	This is the notice form to be used when the CVA is part of the purchase agreement and one party has an unforeseen circumstance that impacts the ability to perform under the purchase agreement, or it may be provided for informational purposes only. It provides various options that may be used. It also has a section to describe the impact and provide verification, as required in the CVA.
NUCC-LR	Notice of Unforeseen Lease/Rental Coronavirus Circumstances	4/16/2020	This is the notice form to be used when the CVA-LR is part of the lease agreement and one party has an unforeseen circumstance that impacts the ability to perform under the purchase agreement, or it may be provided for informational purposes only. It provides various options that may be used. It also has a section to describe the impact and provide verification, as required in the CVA-LR.
PCQ-CTRA	Perform Covenant: COVID-19 Tenant Relief Act of 2020	2/2021	During the COVID covered period, March 1, 2020 – June 30, 2021, attempts to evict a tenant for failure to meet a non-monetary, contractual obligation have a different procedure. This notice to perform form can be used and should be followed by a separate notice to quit.
PEAD-S	Coronavirus Property Entry Advisory and Declaration-Seller/Occupant	2/2021	This form is intended to be used by sellers, or others in possession of property, not visitors. Refers to C.A.R. Document for Best Practices, Form BPPP. Minors are to be identified in the form. Parenthetical in acknowledgment section indicates for record-keeping only and only for evidence but not necessary to have a completed form.
PEAD-V	Coronavirus Property Entry Advisory and Declaration-Visitor	7/13/2020	This form is intended for use only by visitors, and not the property owner or occupant. Can be used for sales transactions or rental property. All visitors agree to and given a copy of C.A.R. Document for Best Practices, Form BPPP. Visitors also agree to the Posted Rules of Entry, which are reiterated in the form. Accompanied minors are to be identified in the form. Parenthetical in acknowledgment section indicates for record-keeping only and only for evidence but not necessary to have a completed form.
PEAD-LR	Coronavirus Lease/Rental Property Entry Advisory and Declaration	7/13/2020	This form is intended to be used by tenants or others in possession of rented property, or landlords of unoccupied rental property, not visitors. Refers to C.A.R. Document for Best Practices, Form BPPP. Parenthetical in acknowledgment section indicates for record-keeping only and only for evidence but not necessary to have a completed form.
PMC-CPP-2	Notice to Cure Covid Protected Period Monetary Covenant or Quit	2/2021	This form, along with the next form to be discussed, was created to differentiate a breach of a monetary covenant from ordinary covenants, due to the requirements under the new law. This PMC-CPP is a 15-day notice to pay money, other than rent, that was due between March 1, 2020 and August 31, 2020.
PMC-TP-2	Notice to Cure Covid Transition Period Monetary Covenant or Quit	2/2021	This form is similar to the previous form, but would be used for money obligations, other than rent, that is due between September 1, 2020 and June 30, 2021.

PRQ-CPP-2	Notice to Pay Covid Protected Period Rent or Quit	2/2021	Due to the way the law was written, we have also created two temporary pay rent or quit notices. It is a 15-day notice to pay rent or quit, for any unpaid rent that was due between March 1, 2020 and August 31, 2020.
PRQ-TP-2	Notice to Pay Covid Transition Period Rent or Quit	2/2021	PRQ-TP is a 15-day notice to pay rent or quit, for any unpaid rent that is due between September 1, 2020 and June 30, 2021.
PCQ	Notice to Cure or Perform Covenant or Quit	2/2021	
PRQ	Notice to Pay Rent or Quit revised	2/2021	Because we added the two other forms, this form was modified to inform the user that other forms are necessary if a non-rent monetary covenant is due between March 1, 2020 and June 30, 2021.
RLA-CAA	Listing Agreement, Coronavirus Addendum or Amendment	7/13/2020	Pre-checked box for PEAD-S and BPPP. All Coronavirus laws, orders, etc. collectively referred to as COVID-19 Directives. Requires prospective buyers and all visitors to sign PEAD-V. Post-acceptance words in title to paragraph 3. Seller advised to have legal counsel draft language if seller restricting right to access. Options for seller to pay for face coverings and sanitizing products, and cost of cleaning.

* These forms will **only be available either via zipForm®Plus or from the following Associations:** Beverly Hills/Greater Los Angeles AOR, Newport Beach AOR, North San Diego County AOR and Sacramento AOR.

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 <https://www.car.org/zipform/standard-forms/user-protection-agreement> for full text of the User Protection Agreement.