

December 2018 Forms Release

Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of December 10th, 2018**. For further information, please refer to the C.A.R. web page at: <https://www.car.org/zipform/standard-forms/summary-forms-releases-chart/December-2018-Forms-Release>. Please note that this list is subject to change.

Form Code	Form Name	Replaces	Brief description of form/how the form was revised	OK to use prior revision
*POSA	Pre-Occupancy Storage Addendum	NEW	This form of last resort documents that a buyer will be storing items of personal property on the seller's property prior to close of escrow. Identifies fee for storage, location where storage is permitted, and warns of consequence if escrow does not close on time or at all.	N/A
*SUM-RIPA	Summary of Offer – RIPA	NEW	Document attached to an offer made on the Residential Income Purchase Agreement that summarizes significant terms.	N/A
BBD	Bed Bug Disclosure	6/17	Change includes an affirmative obligation on the tenant to timely inform the landlord of any bed bug issues and a waiver of liability for failure to do so.	Y
*CML-CNDA	Confidentiality and Non-Disclosure Agreement	4/09	Added language addresses effective date of notices if sent by email and duplicate notice sent to alternate email, fax or text.	Y
*HOA1	Homeowner Association Information Request	11/14	Specifically asks HOA to respond within statutory time by answering questions added to this form and by completing HOA 2 and HOA3. Copy of relevant statute added to back page. NOTE: The acronyms to the all three HOAs have changed to: HOA1 is now HOA-IR – Homeowner Association Information Request HOA2 is now HOA-RS – Homeowner Association Request for Required Statutory Documents and Charges	Y

			HOA3 is now HOA-RN – Homeowner Association Request for Non-Statutory Documents, Other Information, and Charges	
LR	Residential Lease or Month-to-Month Rental Agreement	N/A	Important Note: There are no changes to this form but rather to its attachments (Bed Bug Disclosure (C.A.R. Form BBD) and Tenant Flood Hazard Disclosure (C.A.R. Form TFHD)) The attachments will be revised and will be attached to the LR both in print and zipForm@Plus.	N/A
*RFR	Receipt for Reports	12/17	Warning notice added that buyer may not be able to legally pursue preparer of report that is forward to, but not prepared for, buyer.	Y
RLA	Residential Listing Agreement	6/17	Added language about seller's intent to include a purchase of replacement property contingency with resulting transaction.	N
RPA	Residential Purchase Agreement and Joint Escrow Instructions	12/15	Paragraph E added to Real Estate Broker box on page 10 to advise buyer's broker that if a request is made to the seller's broker to affirm that the offer has been presented to the seller, the seller's broker must respond in writing. Language conforms to new NAR Standard of Practice 1-7.	N
*RR	Request for Repair	12/15	Added notice credits are in addition to, not in place of, credits already agreed-to in purchase agreement. Add a new sentence: Added language that seller is not required to respond to buyer's requests.	Y
*RRRR	Seller Response and Buyer Reply to Request for Repair	12/15	Added notice credits are in addition to, not in place of, credits already agreed-to in purchase agreement.	Y
*SMCO	Seller Multiple Counter Offer	12/15	Added language advising seller not to sign second time in paragraph 8 if buyer responded to a counter offer and seller does not agree to the terms in that counter offer	Y

*SP	Single Party Compensation Agreement	6/17	Made form applicable to not only purchases but lease transactions.	Y
TFHD	Tenant Flood Hazard Disclosure	6/18	Modified form so that the default is that the property is not in a flood zone but checking the box will create an affirmative representation that the property is in such a zone.	Y
<p>The following forms will contain statutory language changes due to the approval of Civil Code AB1289</p>				<p>No, Effective January 1, 2019</p>
<ul style="list-style-type: none"> • *AC – Confirmation of Real Estate Agency Relationships • AD – Disclosure Regarding Real Estate Agency Relationships • *BRE – Buyer Representation Agreement Exclusive (Right to Represent) • *BRNE – Buyer Representation Agreement Non-Exclusive • *BRNN – Buyer Representation Agreement (Non-Exclusive/Not for Compensation) • *CCSPA – Condominium Conversion Subdivision Purchase Agreement and Joint Escrow Instructions • *CPA – Commercial Property Purchase Agreement and Joint Escrow Instructions • *ESPA – Existing Subdivision Purchase Agreement and Joint Escrow Instructions • *MHPA – Manufactured Home Purchase Agreement and Joint Escrow Instructions • *NCPA – New Construction Residential Purchase Agreement and Joint Escrow Instructions • *NODPA – Notice of Default Purchase Agreement • *PPA – Probate Purchase Agreement and Joint Escrow Instructions • PRBS – Possible Representation of More Than One Buyer or Seller • *RIPA – Residential Income Property Purchase Agreement and Joint Escrow Instructions • RLA – Residential Listing Agreement – Exclusive • *RLAA – Residential Listing Agreement – Agency • *RLAN – Residential Listing Agreement – “Open” • RPA – Residential Purchase Agreement and Joint Escrow Instructions • *TA – Trust Advisory • VLPA – Vacant Land Purchase Agreement and Joint Escrow Instructions 				

* 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.