

# June 2018 Forms Release

## Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of June 25<sup>th</sup>, 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/June-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
*BHAA	Buyer Homeowner Association Advisory	NEW	Advises buyers of property subject to an HOA of the importance of a thorough review of HOA documents which will govern, affect and, in some cases, may limit their current and future use of the property.	N/A
*DIA	Disclosure Information Advisory	NEW	Advises sellers of the importance of disclosing what they know affecting the value and desirability of the property, and taking the time to be thorough and complete when making required statutory and contractual disclosures.	N/A
*TFHD	Tenant Flood Hazard Disclosure	NEW	In every residential lease or rental agreement entered into after July 1, 2018, the landlord or agent must disclose certain information regarding flood hazards including the landlord's "actual knowledge."	N/A
*COL	Cancellation of Listing	4/11	Modified to give broker additional options for compensation rights when agreeing to cancel a listing. Changes BRE Lic # to DRE Lic #.	Yes
*LCA	Lease/Rental Commission Agreement	11/14	Modified so that tenants as well as landlords can agree to pay a commission. Changes BRE Lic # to DRE Lic #.	Yes
*LL	Lease Listing Agreement	6/17	Adds language disclosing brokers policy regarding cooperation. Changes BRE Lic # to DRE Lic #.	Yes

LR	Residential Lease or Month-to-Month Rental Agreement	6/17	Adds language making tenant responsible for burned out light bulbs, adds required flood hazard disclosure reference and reorganizes statutory disclosures section. Changes BRE Lic # to DRE Lic #.	No
*LRA	Application to Rent/Screening Fee	12/15	Distinguishes companion animals from pets. Adds that after a credit review, landlord may inquire about the nature and length of time from a prior felony and provides that tenant may provide screening information directly to an authorized screening service.	No
*RLAS	Residential Lease After Sale	11/13	Adds language making tenant responsible for burned out light bulbs, adds required flood hazard disclosure reference and reorganizes statutory disclosures section. Changes BRE Lic # to DRE Lic #.	No
SBSA	Statewide Buyer and Seller Advisory	1/16	Extensively reorganized to present the information in a more orderly and cohesive format and includes a table of contents	Yes
SPQ	Seller Property Questionnaire	12/16	Clarification of question relating to Lead Based Paint Renovation Rule for work on pre-1978 property	Yes

\* 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.