

## November 2013 Form Release Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release on **November 29, 2013**. Please note, this list is subject to change.

<b>Form Code</b>	<b>Form Name</b>	<b>Replaces</b>	<b>Brief description of form/how the form was revised</b>	<b>OK to use prior revision</b>
*BVLIA	Buyer Vacant Land Additional Disclosure	NEW	Advises buyer regarding inspections and issues related to purchase of vacant land	N/A
*CLLC	Corporation/Limited Liability Company Signature Addendum	NEW	Provides form for proper signing of documents by corporations and limited liability companies	N/A
DSSC	Delivery of or Failure to Deliver Short Sale Lender Written Consent	NEW	Provides means for buyer and seller to document the delivery or non-deliver of short sale lender(s)' written consent and buyer and seller actions	N/A
*NTQ	Notice to Quit	NEW	Provides means for landlord to give notice to vacate for certain non-curable defaults	N/A
*PA	Pet Addendum	NEW	An addendum for clarifying rules regarding landlord's allowing a pet	N/A
*PHSA	Pool, Hot Tub, and Spa Addendum	NEW	An addendum for documenting certain rules and obligations for tenant's rental of property with a pool, hot tub or spa	N/A
SMCO	Seller Multiple Counter Offer	NEW	For use when seller is making multiple counter offers	N/A
*ARC	Authorization to Receive and Convey Information	11/12	Added C.L.U.E. report to information authorization	OK
AVID	Agent Visual Inspection Disclosure	4/11	Modified to facilitate use when more than one unit on property	OK
*BIE	Buyer's Inspection Elections	11/08	Added elections for inspections related to vacant land	OK

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CO	Counter Offer	11/12	Modified to be used when making only a single counter offer. Multiple counter offer language removed	OK
*CR	Contingency Removal	4/10	Modified to make clearer that for can be used for removing buyer or seller contingencies	OK
*ICA	Independent Contractor Agreement	6/11	Changes to permitted activities section	OK
*LL	Lease Listing Agreement (Exclusive Authorization to Lease or Rent)	4/13	Modified to clarify commission when there are excluded parties	OK
*LRA	Application to Rent/Screening Fee	11/12	Gives specific permission for landlord to obtain reports for all representations not just credit reports	OK
*NOE	Notice of Entry	4/13	Methods of service section modified	OK
*NSE	Notice of Sale and Entry	11/11	Changed to reflect recent court case about "normal business hours"	OK
*PL	Probate Listing Agreement	4/13	Modified to clarify commission and duties when there are excluded parties	OK
*PMA	Property Management Agreement	11/12	Modified section re: delivery of owner accounting statements	OK
*RID	Receipt for Increased Deposit/Liquidated Damages	11/12	Language modified to automatically apply to liquidated damages clause unless opt-out checked	OK

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RLA	Residential Listing Agreement - Exclusive	4/13	Modified to clarify commission and duties when there are excluded parties	OK
*RLAA	Residential Listing Agreement - Agency	4/13	Modified to clarify commission and duties when there are excluded parties	OK
*RLAN	Residential Listing Agreement – “Open”	4/13	Modified to clarify commission and duties when there are excluded parties	OK
*RLAS	Residential Lease After Sale (Seller in Possession After Close of Escrow)	1/06	Modified to clarify that the day one of the lease begins on the day after close of escrow date	OK
*RR	Request for Repair	4/09	Modified to clarify seller response	OK
SA	Seller’s Advisory	11/11	Added date line next to broker signature	OK
SBSA	Statewide Buyer and Seller Advisory	11/12	Added Tsunami warning and language regarding internet advertising	OK
*SFA	Seller Financing Addendum and Disclosure	10/02	Disclosure added to explain use in light of Dodd-Frank and new seller financing disclosure requirements	OK
SPQ	Seller Property Questionnaire	11/11	Added question about seller’s awareness of smoking on the property	OK

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

\* These forms will **only be available either via zipForm6 or from the following Associations:** Beverly Hills/Greater Los Angeles AOR, California Desert AOR, Newport Beach AOR, North San Diego County AOR, Pismo Coast AOR, Sacramento AOR.