

June 2016 Forms Release

Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of June 27, 2016**. For further information, please refer to the C.A.R. web page at <http://www.car.org/legal/standard-forms/summary-forms-releases-chart/june2016formsrelease/>. 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
*SALSQ	Seller Agricultural Land Supplementary Questionnaire	NEW	This form supplements the Seller Property Questionnaire with inquiries focused on agricultural and vacant land	N/A
*WFA	Wire Fraud Advisory	NEW	An advisory to buyers and sellers regarding the need to exercise extreme caution when using wire transfers of funds and also some practical suggestions for safeguarding their transactions and private information.	N/A
*AGAD	Agricultural Addendum	12/15	Removes reference to the Vacant Land Questionnaire and replaces with the Seller Agricultural Land Supplementary Questionnaire to avoid duplication	Yes
*CR	Contingency Removal	12/15	Section II has been updated to reflect the recent change in the SPRP recognizing two potential contingencies. One for seller entering into contract to acquire another property and another for seller closing escrow on another property	No
*COP	Contingency For Sale of Buyer's Property	12/15	Inserts language addressing time periods for covenants, contingencies and deposits. Default is to those times specified in the RPA or other purchase agreement. Optional paragraph allows time periods to be delayed	Yes
*LRM	Lease/Rental Mold and Ventilation Addendum	4/05	Signature lines were changed so that there are two for tenant and two for landlord	Yes

*NSP	Notice to Seller to Perform	11/14	Changed format to separately identify contingencies from contractual actions. Specified two contingencies; one for finding replacement property and one for closing replacement property to be consistent with the SPRP.	Yes
*RCSD-B	Representative Capacity Signature Disclosure (For Buyer Representatives)	12/15	Reformat the form to make it easier to understand where entity names should be inserted and where signatures should occur and who or what should be identified for each. New format also permits same form to be used at time of Buyer Representation Agreement and Purchase Agreement	Yes
*RCSD-S	Representative Capacity Signature Disclosure (For Seller Representatives)	12/15	Reformat the form to make it easier to understand where entity names should be inserted and where signatures should occur and who or what should be identified for each. New format also permits same form to be used at time of Listing Agreement and Purchase Agreement	Yes
*SPRP	Seller's Purchase Of Replacement Property	6/15	Changes language so that default time for buyer's performance of covenants, contingencies and now deposits is delayed until seller removes finding replacement property contingency. Change caption from Concurrent Close to Contingency for Close of Replacement Property	Yes
*TOA	Text Overflow Addendum	11/14	Add language making clear that terms in the TOA modify the underlying form, such as the RPA	Yes

* These forms will **only be available either via zipForm®Plus or from the following Associations:** Beverly Hills/Greater Los Angeles AOR, California Desert 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 <http://www.car.org/legal/standard-forms/user-protection-agreement/> for full text of the User Protection Agreement.