

December 2015 Form Release Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of December 14, 2015**. For further information, please refer to the C.A.R. web page at: <http://www.car.org/legal/standard-forms/summary-forms-releases-chart/december2015formsrelease/>. 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
*AGAD	Agricultural Addendum	NEW	For use when selling agricultural property with an improved residence. Imposes duty on seller to make disclosures of issues common to agricultural areas.	N/A
*ARB	Arbitration Agreement	NEW	Form documents an agreement to arbitrate that may not exist in purchase, listing or buyer rep agreements.	N/A
*CCSPA	Condominium Conversion Subdivision Purchase Agreement and Joint Escrow Instructions	NEW	This form satisfies CalBRE subdivision requirements for a unit that was formerly an apartment but converted to a condominium. Applicable for first sale. Re-sales use RPA.	N/A
*CEEI	Condominium Conversion and Existing Subdivision Supplemental Escrow Instructions	NEW	This form is CalBRE required supplemental escrow instructions for use with the new CCSPA and ESPA forms.	N/A
*DNA	Delivery of Notices Addendum	NEW	Once a contract has been formed, timing of events is determined based on personal receipt by a principal or broker. This form, if used at time of contract formation, permits delivery by mail or email, as specified.	N/A
*ESPA	Existing Subdivision Purchase Agreement and Joint Escrow Instructions	NEW	This form satisfies CalBRE subdivision requirements for the first sale of a new property with an already built home. If home not yet built, use NCPA. Re-sales use RPA.	N/A

*MHLA	Manufactured Home Listing Addendum	NEW	This addendum is for use with the revised Residential Listing Agreement	N/A
*PLA	Probate Listing Addendum and Advisory	NEW	This addendum is for use with the revised Residential Listing Agreement	N/A
*RCSD-B	Representative Capacity Signature Disclosure (For Buyer Representatives)	NEW	Modified version of Representative Capacity Signature Disclosure for buyers only. No provision for estates.	Can use RCSD
*RCSD-S	Representative Capacity Signature Disclosure (For Seller Representatives)	NEW	Modified version of Representative Capacity Signature Disclosure for sellers only.	Can use RCSD
*SOFBN	Salesperson Owned Fictitious Business Name Agreement	NEW	Real estate salespersons cannot own a fictitious business name, only brokers. This form notifies the BRE that though a FBN was filed in the name of a broker, the salesperson retains ownership of the name.	N/A
*AAA	Additional Agent Acknowledgement	11/14	Even though multiple agents are named, the form only needs to be signed by one.	Yes
*ABA	Additional Broker Acknowledgement	11/14	New language added to indicate if form is an addendum to a listing agreement.	Yes
*ADM	Addendum	4/12	Optional sentence added if form used to modify a TDS.	Yes
*CA	Commission Agreement	11/12	Added language regarding benefits of using the MLS. Reformatted additional Arbitration and Mediation terms.	Yes
CL	Commercial Lease Agreement	4/13	Added language obligating tenant to obtain property insurance if tenant is responsible for maintenance.	Yes
*COP	Contingency for Sale of Buyer's Property	11/14	Language added to bottom of form allowing seller to give buyer notice to remove applicable contingencies. With this language, no need to use NBP.	Yes

CPA	Commercial Property Purchase Agreement	11/14	Modifies language so that buyer can prevent seller from making changes to leases, service contracts or property condition during escrow	Yes
*CR	Contingency Removal	11/14	New language added to separate buyer's removal of physical inspection contingency and other buyer contingencies	Yes
ESD	Exempt Seller Disclosure (formerly SSD)	11/09	New name given to Seller Supplemental and Contractual Disclosure (SSD) form. Add language explaining that TDS exempt sellers not exempt from all disclosures.	No
LR	Residential Lease or Month-to-Month Rental Agreement	12/13	Applies rent payment to earliest amount due. Water use laws supersede contractual maintenance requirements. Refers to Pet Addendum if pets allowed. Optional prohibition on portable washers. Limits prevailing party attorney fees to \$1,000.00.	Yes
*LRA	Application to Rent/Screening Fee	11/13	Social security number moved from tenant information section to screening fee section.	Yes
*NPB	Notice of Prospective Buyers/Transferees	4/09	Slight modification of paragraph 1 referring to listing contracts other than RLA and LL	Yes
*PCQ	Notice to Perform Covenant (CURE) or Quit	11/11	Additional language allows PCQ to be used for monetary obligations other than rent.	Yes
*PMA	Property Management Agreement	11/13	Replaces word, "Broker" with "Property Manager" throughout. Provides that water use laws supersede contractual maintenance requirements.	Yes
RIPA	Residential Income Property Purchase Agreement and Joint Escrow Instructions	11/14	Modifies language so that buyer can prevent seller from making changes to leases, service contracts or property condition during escrow	Yes

RLA	Residential Listing Agreement	11/13	Added paragraph for seller to identify leased items or items causing the property to be liened. Authority given to order investigations or reports. Reference to other broker if a co-listing. Optional paragraphs for estate listings and mobilehome listings. Requirement that the list of protected buyers be given to the seller no later than the expiration of the listing agreement.	Yes
RPA	Residential Purchase Agreement	11/14	Paragraph 14C adds language allowing buyer to waive certain investigations on the attached Contingency Removal (CR) form. Paragraph 14C also warns buyer that waiving contingencies is against broker advice unless buyer has adequate knowledge of the property condition. Paragraph 14B(5) grants buyer the right to access the property for a specified number of days.	Yes
*RR	Request for Repair	11/14	Added sections allowing seller to respond to buyer request and if appropriate for buyer to remove contingencies.	Yes
*RRRR	Seller Response and Buyer Reply to Request for Repair	11/14	Additional language allows buyer to make changes to seller response without having to use a new RR form	Yes
*SA	Seller's Advisory	11/13	Added language advising the seller of the benefit of pre-sale inspections, making cosmetic repairs and doing staging	Yes
SBSA	Statewide Buyer and Seller Advisory	11/13	Added language informing about repair and replacement of air conditioning and water heaters. Added paragraphs about PACE liens and solar panel leases, the importance of owner's title insurance, online or wire funds transfers and using electronic signatures. Reference changed from booklet in epubs library to legal Q&A on Homeowner Associations.	Yes
SMCO	Seller Multiple Counter Offer	11/13	Changed timing so that buyer's response to SMCO and seller's selection do not have to occur in same time period. An additional one day given to seller to decide after last time for buyer to respond.	Yes
*SP	Single Party Compensation Agreement	4/13	Added language advising of benefit of listing property with MLS. Added arbitration and mediation clause.	Yes

SPQ	Seller Property Questionnaire	11/13	Added questions concerning water efficiency and renewable energy improvements; liens for PACE or other improvements; and costs of improvements being paid by an assessment on the property;	Yes
VLPA	Vacant Land Purchase Agreement and Joint Escrow Instructions	11/14	Modifies language so that buyer can prevent seller from making changes to leases, service contracts or property condition during escrow	Yes

* These forms will **only be available either via zipFormPlus® 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.

Note: The following forms will be discontinued in December 2015 (both in print and in zipFormPlus®):

- **MHL** (replaced with MHLA)
- **PL** (replaced with PLA)
- **RCSD** (replaced by RCSD-B and RCSD-S)
- **TLA**

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.