

# June 2017 Forms Release

## Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of June 26<sup>th</sup>, 2017**. For further information, please refer to the C.A.R. web page at: <http://www.car.org/zipform/standard-forms/summary-forms-releases-chart/june2017formsrelease/>  
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 |
|-----------|---|----------|---|--------------------------|
| *BBD      | Bed Bug Disclosure                      | NEW      | Effective July 1, 2017, residential landlords are required to insert language into lease/rental advising about bedbugs.   | n/a                      |
| *CLR      | Cancellation of Lease or Rent           | NEW      | Allows unilateral or mutual cancellation of a lease/rental. Separate section for return/release of rent and security deposit.   | n/a                      |
| *PPN      | Pre-Possession Notice to Tenant to Pay  | NEW      | The equivalent of a notice to perform for a tenant who has not made all payments required before taking possession.   | n/a                      |
| *WSM      | Water Submeter Addendum                 | NEW      | Effective January 1, 2018, residential landlords are required to notify tenants of issues related to water submeters.   | n/a                      |
| AS        | Seller's Affidavit of NonForeign Status | 1/16     | Added optional paragraph for announcing the use of a Qualified Substitute to document federal withholding. Reorganized form. Removed explicit language regarding California tax withholding and replaced with reference to escrow compliance. | Yes                      |

|      |  |       |   |     |
|------|--|-------|---|-----|
| *CLA | Commercial and Residential Income Listing Agreement  | 7/13  | <p>Optional arbitration clause removed. Replaced by language advising of need to use separate arbitration agreement if both parties consent. Added language about use of Agency Disclosure Form.</p> <p>(The arbitration clause was removed from the listing agreements because some attorneys for sellers were using it to draw listing agents into contract disputes between buyers and sellers. The listing agreement arbitration was intended to cover only disputes between sellers and their agents over the listing compensation.)</p> | No  |
| *LL  | Lease Listing Agreement                              | 11/13 | <p>Optional arbitration clause removed. Replaced by language advising of need to use separate arbitration agreement if both parties consent. Added reference to representative signatures.</p> <p>(The arbitration clause was removed from the listing agreements because some attorneys for sellers were using it to draw listing agents into contract disputes between buyers and sellers. The listing agreement arbitration was intended to cover only disputes between sellers and their agents over the listing compensation.)</p>       | Yes |
| LR   | Residential Lease or Month-to-Month Rental Agreement | 12/15 | <p>Added references to bed bugs and water submeters. Permits landlord to terminate lease if tenant has not made payments required before possession. Updated language concerning photos. Revised paragraph regarding smoking. Explicit prohibition on short term rentals.</p>   | No  |
| *PMA | Property Management Agreement                        | 12/15 | <p>Optional arbitration clause removed. Replaced by language advising of need to use separate arbitration agreement if both parties consent. (The arbitration clause was removed from the listing agreements because some attorneys for sellers were using it to draw listing agents into contract disputes between buyers and sellers. The listing agreement arbitration was intended to cover only disputes between sellers and their agents over the listing compensation.)</p>  | Yes |

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|-------|--|-------|--|-----|
| *PPA  | Probate Purchase Agreement and Joint Escrow Instructions | 11/14 | Removed language about applicability of liquidated damages for increased deposits.   | No  |
| REO   | REO Advisory   | 4/11  | Added language concerning need to comply with water conserving plumbing fixtures law.  | No  |
| RLA   | Residential Listing Agreement                            | 12/15 | Optional arbitration clause removed. Replaced by language advising of need to use separate arbitration agreement if both parties consent. Added language about disclosing security devices.<br>(The arbitration clause was removed from the listing agreements because some attorneys for sellers were using it to draw listing agents into contract disputes between buyers and sellers. The listing agreement arbitration was intended to cover only disputes between sellers and their agents over the listing compensation.) | Yes |
| *RLAA | Residential Listing Agreement – Agency                   | 11/13 | Optional arbitration clause removed. Replaced by language advising of need to use separate arbitration agreement if both parties consent. Added language about disclosing security devices.<br>(The arbitration clause was removed from the listing agreements because some attorneys for sellers were using it to draw listing agents into contract disputes between buyers and sellers. The listing agreement arbitration was intended to cover only disputes between sellers and their agents over the listing compensation.) | Yes |

|       |   |       |   |     |
|-------|---|-------|---|-----|
| *RLAN | Residential Listing Agreement –<br>“Open” | 11/13 | Optional arbitration clause removed.<br>Replaced by language advising of<br>need to use separate arbitration<br>agreement if both parties consent.<br>Added language about disclosing<br>security devices.<br><br>(The arbitration clause was removed<br>from the listing agreements because<br>some attorneys for sellers were using it<br>to draw listing agents into contract<br>disputes between buyers and sellers.<br>The listing agreement arbitration was<br>intended to cover only disputes<br>between sellers and their agents over<br>the listing compensation.) | Yes |
| SBSA  | Statewide Buyer and Seller<br>Advisory    | 6/16  | Added list of all substantive paragraphs<br>before buyer signature and<br>acknowledgment that all pages of<br>Advisory have been received. Added<br>paragraph on title reporting on shell<br>companies (33). New language on<br>drones (28), short term rentals (43),<br>and accurate sale price reporting (49)   | Yes |
| *SP   | Single Party Compensation<br>Agreement    | 12/15 | Optional arbitration clause removed.<br>Replaced by language advising of<br>need to use separate arbitration<br>agreement if both parties consent.<br>(The arbitration clause was removed<br>from the listing agreements because<br>some attorneys for sellers were using it<br>to draw listing agents into contract<br>disputes between buyers and sellers.<br>The listing agreement arbitration was<br>intended to cover only disputes<br>between sellers and their agents over<br>the listing compensation.)   | Yes |
| *TA   | Trust Advisory                            | 11/14 | Added language concerning need to<br>comply with water conserving plumbing<br>fixtures law.   | No  |
| *TAL  | Trust Advisory (Listing)                  | 4/11  | Added language concerning need to<br>comply with water conserving plumbing<br>fixtures law.   | No  |

|      |   |      |   |     |
|------|---|------|---|-----|
| *VLL | Vacant Land Listing Agreement               | 7/13 | Optional arbitration clause removed. Replaced by language advising of need to use separate arbitration agreement if both parties consent. Added language about use of Agency Disclosure Form. Added language about disclosing security devices. (The arbitration clause was removed from the listing agreements because some attorneys for sellers were using it to draw listing agents into contract disputes between buyers and sellers. The listing agreement arbitration was intended to cover only disputes between sellers and their agents over the listing compensation.) | No  |
| VRL  | Exclusive Authorization for Vacation Rental | 4/02 | Optional arbitration clause removed. Replaced by language advising of need to use separate arbitration agreement if both parties consent. Added language about withholding required for rent payments received in applicable circumstances. (The arbitration clause was removed from the listing agreements because some attorneys for sellers were using it to draw listing agents into contract disputes between buyers and sellers. The listing agreement arbitration was intended to cover only disputes between sellers and their agents over the listing compensation.)     | 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 <http://www.car.org/legal/standard-forms/user-protection-agreement/> for full text of the User Protection Agreement.