

November 2014 Form Release

Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of November 24, 2014**. For further information, please refer to the C.A.R. web page at: <http://www.car.org/legal/standard-forms/summary-forms-releases-chart/november2014formreleases/>. 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
*AOAA	Assignment of Agreement	NEW	An agreement between buyer and assignee. If signed by seller, a consent to the assignment. A ratification of assignee to buyer's prior acts. A promise by assignee to sign previous documents signed by buyer.	N/A
BCO	Buyer Counter Offer	NEW	Counter offer form to be used when a buyer initiates a counter offer.	N/A
*BDRD	Buyer Demand for Release of Deposit	NEW	Can be used by buyer to notify escrow if buyer has legitimate grounds to cancel and seller will not sign form releasing deposit.	N/A
*HOA2	Charges for Required Documents	NEW	Form used by homeowners association or management company to provide documents required to be delivered pursuant to the Civil Code	N/A
*HOA3	Charges for Other HOA Documents	NEW	Form used by homeowners association or management company to provide documents contractually required to be delivered that have not been provided using form HOA2	N/A
PRBS	Possible Representation of More than One Buyer or Seller	NEW	Formerly form DA. New name and code prevent confusion with Agency Disclosure form AD. Alerts buyer and seller to possibility that brokerage firm may represent other principals that might compete against them.	N/A
PRMB	Possible Representation of More Than One Buyer	NEW	Alerts buyer to possibility that brokerage firm may represent other buyers that might compete against him/her. Can be used at time a Buyer Representation Form is entered into.	N/A
PRMS	Possible Representation of More than One Seller	NEW	Alerts seller to possibility that brokerage firm may represent other sellers whose properties might appeal to the same type of buyer,. Can be used at time Listing Agreement is entered into.	N/A

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*RRRR	Seller Response and Buyer Reply to Request for Repair	NEW	Separated from former Request for Repairs form. Seller's response agreeing to all, some or none of a buyer's requests. Buyer's decision to accept seller's response or not.	N/A
SCO	Seller Counter Offer	NEW	Counter offer form to be used when a seller initiates a counter offer.	N/A
*SDRD	Seller Demand for Release of Deposit	NEW	Can be used by seller to notify escrow if seller has legitimate grounds to cancel and buyer will not sign form releasing deposit.	N/A
*SPRP	Seller's Purchase of Replacement Property	NEW	Separated from form COP form. Contingency allowing a seller time to find, and maybe close escrow on, a replacement property	N/A
*TOAD	Text Overflow Addendum	NEW	zipForm® generated addendum that automatically attaches to RPA if not enough room in a particular field to include all relevant terms	N/A
*AAA	Additional Agent Acknowledgement	4/14	Form identifies team members. Allows for up to 5 persons to be listed.	Yes
*ABA	Additional Broker Acknowledgement	4/14	Form to be used in case of a co-listing or co-buyer brokerage. Recognizes dual representation as to an identified client only.	Yes
*BIA	Buyer's Inspection Advisory	10/02	Reduced from 2 pages to 1. Scope of broker duty moved to RPA.	Yes
*BPA	Business Purchase Agreement	4/10	Modified to incorporate all changes to RPA and relevant to businesses.	Yes
*BUO	Back-Up Offer Addendum	11/12	Minor modification to paragraph 2 that does not change the substance	Yes
*CC	Cancellation of Contract, Release of Deposit, and Cancellation of Escrow	4/10	Reformatted so that most commonly used options appear first.	No
*COP	Contingency for Sale of Buyer's Property	11/12	Reformatted to include clearly delineated sub paragraph headings. Remove seller replacement property language to own form (SPRP)	Yes
CPA	Commercial Property Purchase Agreement	4/13	Modified to incorporate all changes to RPA and relevant to commercial sales.	Yes
*CPM	Contract Paragraph Matrix	4/10	Updated to reflect where matching paragraphs are on various C.A.R. purchase agreements.	No
*CR	Contingency Removal	11/13	Updated to reflect paragraph and other changes to RPA	No
*DM	Demand for Mediation	12/13	Updated to reflect default language concerning mediator provider in RPA.	Yes

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*ESV	Electronic Signature Verification for Third Parties	11/11	Hand signed form to verify that party is signing documents electronically	Yes
*HOA1	Homeowner Association Information Request	12/13	Form used by seller to request that homeowner association or management company provide legally and contractually requested documents.	No
*LCA	Lease/Rental Commission Agreement	10/98	Added check box to indicate whether landlord or tenant agrees to pay commission. Reformatted broker signature lines.	Yes
*MHPA	Manufactured Home Purchase Agreement	4/13	Modified to incorporate all changes to RPA and relevant to manufactured home sales.	Yes
*NBP	Notice to Buyer to Perform	4/10	Updated to reflect paragraph and other changes to RPA	No
*NCPA	New Construction Residential Purchase Agreement	11/10	Modified to incorporate all changes to RPA and relevant to new construction sales.	Yes
*NODPA	Notice of Default Purchase Agreement	4/13	Modified to incorporate all changes to RPA and relevant to new construction sales.	Yes
*NSP	Notice to Seller to Perform	4/10	Updated to reflect paragraph and other changes to RPA	No
*PPA	Probate Purchase Agreement and Joint Escrow Instructions	4/13	Modified to incorporate all changes to RPA and relevant to probate sales.	Yes
*RCSA	Representative Capacity Signature Addendum	4/14	Reformatted and given clearly delineated subparagraph headings.	Yes
RIPA	Residential Income Property Purchase Agreement and Joint Escrow Instructions	4/13	Modified to incorporate all changes to RPA and relevant to residential income property sales.	Yes
RPA	Residential Purchase Agreement and Joint Escrow Instructions	4/13	Modified form substantively and substantially. Revised form is 32 numbered paragraphs in 10 pages. Incorporates technology changes for use in zipForm® created transactions.	Yes
*RR	Request for Repair	11/13	Removes seller response and buyer reply to new form (RRRR). Inserts optional language for section 1 and section 2 recommendations in wood destroying pest inspection report.	Yes
*TA	Trust Advisory	4/11	Modified to updated language regarding smoke detector compliance.	No
*TOC	Table of Contents Residential Purchase Agreement	4/10	Updated to reflect paragraph and other changes to RPA	No
VLPA	Vacant Land Purchase Agreement and Joint Escrow Instructions	4/10	Modified to incorporate all changes to RPA and relevant to vacant land sales.	Yes

Note: The following forms will be discontinued in November:

- **CO** – Counter Offer
- **DA** – Disclosure and Consent for Representation of More than One Buyer or Seller
- **PAA** – Purchase Agreement Addendum
- **RDN** – Receipt and Delivery of Notices
- **WPA** – Wood Destroying Pest Inspection and Allocation of Cost Addendum

* 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.

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.