

# June 2019 Forms Release

## Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of June 24<sup>th</sup>, 2019**. For further information, please refer to the C.A.R. web page at: <https://www.car.org/zipform/standard-forms/summary-forms-releases-chart/June-2019-Forms-Release>. 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
PAPA	Purchase Agreement Probate Addendum	NEW	Addresses unique terms related to a property in probate (conservatorship or guardianship) and can be used as an addendum to any purchase agreement for any type property being sold through probate	N/A
PVR	Photo and Video Agreement and Release	NEW	A general release protecting real estate licensees use of images for marketing of property as well as promotion of real estate licensee and their business	N/A
WDFA	Wildfire Advisory	NEW	Addresses major concerns and issues of buying or renting property in wildfire area. Form puts buyers and tenants on notice and provides contacts for additional information	N/A
AS	Seller's Affidavit of Nonforeign Status	6/17	Accommodates and clarifies the procedure where Qualified Substitute can obtain seller's tax information without also having to put such information into the AS form provided to buyer	Not recommended
AVID	Agent Visual Inspection Disclosure	11/13	A new optional checkbox has been added to reference an addendum if needed for additional rooms or locations not identified in the AVID	OK
BIE	Buyer's Inspection Election	11/13	Language added explaining that the intended use of the form is between buyer and broker and not a contractual document between buyer and seller. Buyer instructed they could lose inspection rights if not done timely	OK
BIW	Buyer's Inspection Waiver	4/8	Language added explaining that the intended use of the form is between buyer and broker and not a contractual document between buyer and seller. Language clarifying a waiver that applies to additional investigation recommended by other reports.	OK
BNA	Buyer (or Tenant) Non-Agency Agreement	4/2	Language added to make the form apply to tenants as well as buyer	OK
MT	Modification of Listing, Buyer Representation or Other Agreement between principle and broker	4/13	Title change to make form easier to locate in zipForm and added provision regarding commission negotiability to assure enforceability of an increase in compensation	Not recommended

NTT	Notice of Termination of Tenancy	11/12	Language modified to clarify distinction between use of 30, 60- or 90-day notice. Delivery section modified to assure that required steps for substituted service and post/mail service are complied with	Not recommended
POSA	Buyer Pre-Occupancy Storage Addendum	12/18	Language added to obligate buyer to pay for damages caused to both seller's real and personal property	Not recommended
RCSD-B	Representative Capacity Signature Disclosure (For Buyer Representatives)	6/16	Form reformatted so that buyer representative needs sign only once even if the same form is used at the time of the buyer representation and purchase agreement. Added language for when the buyer is a representative appointed by the probate court.	OK
RCSD-LL	Representative Capacity Signature Disclosure (For Landlord Representatives)	12/16	Form reformatted so that landlord representative needs sign only once even if the same form is used at the time of the listing and lease agreement	OK
RCSD-S	Representative Capacity Signature Disclosure (For Seller Representatives)	6/16	Form reformatted so that seller representative needs sign only once even if the same form is used at the time of the listing and purchase agreement	OK
RCSD-T	Representative Capacity Signature Disclosure (for Tenant Representatives)	12/16	Form reformatted so that tenant representative needs sign only once even if the same form is used at the time of the tenant representation and lease agreement	OK
RFR	Receipt for Reports	12/18	Paragraph added for tenant estoppel certificates	OK
SNA	Seller (or Landlord) Non-Agency Agreement	4/2	Language added to make the form apply to landlord as well as seller	OK
TA	Trust Advisory	12/18	Reformatted so that trustee needs sign only once even if form is used for the listing and purchase agreement	OK
TIP	Tenant In Possession Addendum	4/12	New language added giving buyer right to prevent seller making proposed changes to existing leases or tenancies	Not recommended

\* 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 <https://www.car.org/zipform/standard-forms/user-protection-agreement> for full text of the User Protection Agreement.