

# April 2012 Form Release

## Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release on **April 30, 2012**. For further information, please refer to the C.A.R. web page at <http://www.car.org/legal/standard-forms/new-forms-and-revisions/?redirectFrom=login> . Please note, this list is subject to change.

Form Code	Form Name	Replaces	Brief description of how the form was revised	OK to use prior revision
CMD	Carbon Monoxide Detector	New Form	Disclosure form regarding carbon monoxide installation requirements	N/A
+OMA	Office Management Agreement	New Form	Contract between brokerage and office manager	N/A
*ADM	Addendum	11/11	Removed broker signature	Yes
AS	Seller's Affidavit of Nonforeign Status and/or California Withholding Exemption	11/06	Clarified that tax identification number needed for corporations	Yes
CLA	Commercial, Residential Income and Vacant Land Agreement	4/01	Added provision regarding seller's opt-out option for property display on the MLS internet sites	Yes
HOA	Homeowner Association Information Request	11/11	Added lines for delivery of CC&Rs and notices of owner violations	Not recommended
**PAC	Personal Assistant Contract	10/04	Added advisory regarding misclassification of employees	Yes
SEL	Seller's Advisory	2/09	Changed hours references to days	Yes
SWPI	Septic Inspection, Well Inspection, Property Monument and Allocation of Cost Addendum	11/08	Added provisions covering need for approval of unexpected costs for septic certification and slight modifications of language in other provisions	Yes
SSA	Short Sale Addendum	11/10	Added provisions regarding buyer and seller cancellation during short sale lender approval period and submission of other offers to short sale lenders	Yes

+*TPA	Broker/Associate-Licensee/Assistant Three-Party Agreement	10/04	Added advisory regarding misclassification of employees	Yes
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**\* Available via ZipForm6 only**  
**+ These forms will be released in late May.**

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/?redirectFrom=login> for full text of the User Protection Agreement.