

# April 2015 Form Release

## Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of April 27, 2015**. For further information, please refer to the C.A.R. web page at: [www.car.org/legal/standard-forms/summary-forms-releases-chart/april2015formreleases](http://www.car.org/legal/standard-forms/summary-forms-releases-chart/april2015formreleases)  
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
*BAEI	Buyer Amendment to Escrow Instructions	NEW	Satisfies requirement of Department of Business Oversight, government body with regulatory authority over independent escrow holders, to allow independent escrow holders to release a deposit in the absence of mutual instructions signed at the time the deposit is released. Allows escrows to comply with the new clause concerning release of deposits that was added to the RPA and other purchase agreements in November 2014.	N/A
*SAEI	Seller Amendment to Escrow Instructions	NEW	Satisfies requirement of Department of Business Oversight, government body with regulatory authority over independent escrow holders, to allow independent escrow holders to release a deposit in the absence of mutual instructions signed at the time the deposit is released. Allows escrows to comply with the new clause concerning release of deposits that was added to the RPA and other purchase agreements in November 2014.	N/A
*ICA-BA	Independent Contractor Agreement with Binding Arbitration Option (Between Broker and Associate-Licensee)	NEW	Added optional binding arbitration clause for broker associate-licensee disputes. No representative actions allowed. Uses JAMS services. Broker responsible for most costs. Must be separately initialed by associate-licensee	N/A
*ICA-NA	Independent Contractor Agreement with Mediation (Between Broker and Associate-Licensee)	NEW	Mediation mandatory first step to resolve disputes. Post-dispute agreement to hear commission disputes at local AOR allowed.	N/A
*NCA	Options and Upgrades Addendum to New Construction Residential Purchase Agreement	4/11	Minor modifications, such as updates to code references and changing reference to BRE to CalBRE, to satisfy CalBRE requirements.	No

*NCDS	New Construction Property Disclosure Statement	1/01	Minor modifications, such as updates to code references and changing reference to BRE to CalBRE, to satisfy CalBRE requirements	No
*NCEI	Common Interest Subdivision Supplemental Escrow Instructions	1/01	Minor modifications, such as updates to code references and changing reference to BRE to CalBRE, to satisfy CalBRE requirements	No
*NCNC	New Construction Notice of Completion and Notice to Close Escrow	10/4	Minor modifications, such as updates to code references and changing reference to BRE to CalBRE, to satisfy CalBRE requirements	No
*NCPA	New Construction Residential Purchase Agreement and Joint Escrow Instructions	11/14	Minor modifications, such as updates to code references and changing reference to BRE to CalBRE, to satisfy CalBRE requirements	No
*NCRPA	New Construction Addendum to RPA-CA	11/11	Minor modifications, such as updates to code references and changing reference to BRE to CalBRE, to satisfy CalBRE requirements	No

\* 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.

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.