

November 2010 Form Release

Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of November 22, 2010**. For further information, please refer to the C.A.R. web page at <http://www.car.org/legal/standard-forms/>.

Form Code	Form Name	Replaces	Brief description of how the form was revised	OK to use prior revision
SSIA	Short Sale Information Advisory	SSL	New form expanding advisories regarding short sale considerations for both buyer and seller.	N/A
BRE	Buyer Representation Agreement- Exclusive	4/07	Added disclosure regarding internet and social media	OK
CO	Counter Offer	10/04	Change mode to clarify when counter offer expires	OK
FLD	Lead-Based Paint and Lead Based Paint Hazards Disclosure, Acknowledgment and Addendum for Pre-1978 Housing Sales, Leases or Rentals	1/03	Added reference to EPA Lead Paint renovation rule	OK
HOA	Homeowner's Association Information Request	4/05	Reformatted to group required disclosure together	OK
MHTDS	Manufactured Home and Mobilehome Transfer Disclosure Statement	10/99	Changed to conform to statutory disclosure regarding carbon monoxide detector and inclusion of smoke detector/water heater compliance	OK to use prior version until 12/31/2010
NCPA	New Construction Residential Purchase Agreement and Joint Escrow Instructions	4/10	Revised to reflect changes to RPA and to obtain DRE approval for properties requiring a public report	No if public report required
RLA	Residential Listing Agreement – Exclusive	2/09	Added reference to internet and social media with seller opt out provision	OK
REO	REO Advisory	11/09	Added reference about buyer's choice of title and escrow tenant right after foreclosure	OK
REOL	REO Advisory – Listing	11/09	Added reference about buyer's choice of title and escrow tenant right after foreclosure	OK
SBSA	Statewide Buyer and Seller Advisory	4/07	Added reference to EPA Lead Rule, Golf course disclosure, formaldehyde, zone maps, high speed rail, legal action, the internet & social media, and modified product recall section	OK
SPQ	Seller Property Questionnaire	11/09	Added reference to EPA Lead Rule and question about architectural committees	OK
SA	Seller's Advisory	10/01	Added reference to EPA lead paint renovation rule	OK
SSA	Short Sale Addendum	4/09	Reformatted to clarify contingency for lender approval. Default and time period statutory on lender approval	OK

Form Code	Form Name	Replaces	Brief description of how the form was revised	OK to use prior revision
TDS	Real Estate Transfer Disclosure Statement	10/03	Changed to conform to statutory disclosure regarding carbon monoxide detector and inclusion of smoke detector/water heater compliance	OK to use prior version until 12/31/2010
WHSD	Water Heater and Smoke Detector Statement of Compliance	11/09	Added language specifying smoke detector requirement for mobile homes	Yes

Discontinued Form	Form Name	Replaced by
SSL	Short Sale Listing Addendum	SSIA

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.