

June 2020 Forms Release

Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of June 22, 2020**. 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-2020-Forms-Release>. Please note that this list is subject to change.

Form Code	Form Name	Replaces	Brief description of form or how the form was revised	OK to use prior revision
PVOH	Property Visit and Open House Advisory	N/A	This form is an advisory to anybody visiting or viewing a property. It advises them of the possibility of being recorded and of various safety risks. The visitor is acknowledging the risk of entry and being advised to take responsibility for children.	NEW
SFLS	Square Foot and Lot Size Advisory	N/A	This form is an advisory related to the possibility that there may be different measurements for square footage and lot size. It recognizes that there may be discrepancy and advises the buyer to do their own investigation. There is a chart to provide the various different measurements that parties may be aware of.	NEW
CTT	Notice of Change in Terms of Tenancy	12/19	Form was modified to be used for property that are covered, as well as not covered under the Tenant Protection Act. It has separate sections for rent increases for those covered under the act and those not covered under the act.	N
DIA	Disclosure Information Advisory	6/18	Language added in Section I of paragraph 4 to address the "Substituted Disclosures" option that was added to the statutory TDS form.	N
NTQ	Notice to Quit	12/19	Form was modified to be used for property that are covered, as well as not covered under the Tenant Protection Act. Added a provision for an occupant holding over after employment was terminated by the owner, and it provides the reasons to terminate after a notice to cure under the Tenant Protection Act.	N
NTT	Notice of Termination of Tenancy	12/19	Form was modified to be used for property that are covered, as well as not covered under the Tenant Protection Act. It has a separate section for termination that is allowed under the Tenant Protection Act, with those reasons that are allowed under the act. It provides information on the Tenant Protection Act and about using the appropriate forms.	N
PCQ	Notice to Perform or Cure Covenant or Quit	12/19	Form was modified to be used for property that are covered, as well as not covered under the Tenant Protection Act. Under the act, landlords are required to give a notice to cure, so the form was modified add a section to provide for valid reasons under the act.	N
PRQ	Notice to Pay Rent or Quit	12/19	added "excluding Saturdays, Sundays, and other judicial holidays" to make it clearer and satisfy certain courts	Y
RCSD-B	Representative Capacity Signature Disclosure (Buyer Representative)	6/19	Added an option for the form to be added at the time of an assignment.	Y

RLA	Residential Listing Agreement – Exclusive	12/19	Added a section regarding NAR Clear Cooperation Rule. Also reorganized the information regarding MLS benefits and other MLS issues. Added section regarding public marketing. Added language regarding Broker submitting offers timely and advising Seller to obtain HOA documents in advance, if applicable. Added language to clarify the broker's use of Keysafe/Lockbox.	N
SELM	Seller Instruction to Exclude Listing from MLS	12/19	Updated to reflect the NAR Clear Cooperation rule that has been adopted by many MLS's. Eliminated language regarding Days on Market, since the Clear Cooperation rule renders it mostly moot.	N
SWPI	Septic Inspection, Well Inspection, Property Monument and Allocation of Cost Addendum	12/17	Added an option to locate and access the septic tank only	Y
TDS	Real Estate Transfer Disclosure Statement	12/14	"No substituted disclosures" option added to Section I to comply with California statute requirement	N

* 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.