

December 2021 Forms Release

Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of December 14, 2021**. For further information, please refer to the C.A.R. web page at: <https://www.car.org/en/transactions/standard-forms/summary-forms-releases-chart/December-2021-Forms-Release>. Please note that this list is subject to change.

NEW AND REVISED LANDLORD TENANT FORMS			
Form Code	Form Name	New or Last Revised	Brief description of form or how the form was revised
LR	Residential Lease or Month-to-Month Rental Agreement		Revised to include a pre-checked box to add a booklet on Dampness and Mold that is required to be in all residential leases starting January 1, 2022. Also added death on the property and other material facts to the disclosure section.
PRQ-CRP	Notice to Cure; Covid Recovery Period Monetary Covenant or Quit	NEW	New notice to pay rent or quit required during the covid recovery period from October 1, 2021 to March 31, 2022.
RPURC	COVID-19 Recovery Period Unpaid Rent Calculation	NEW	New calculation form to correspond with unpaid amounts from October 1, 2021 to March 31, 2022.
PMC-CRP	Notice to Pay COVID-19 Recovery Period Rent or Quit	NEW	New notice to pay monetary covenants or quit required during the covid recovery period from October 1, 2021 to March 31, 2022.
PCQ	Notice to Cure; or Perform Covenant or Quit		Reformatted "regular" form that may be used for tenancies not subject to the housing recovery act; caption under the title gives instructions for use.
PRQ	Notice to Pay Rent or Quit		Reformatted "regular" form that may be used for tenancies not subject to the housing recovery act; caption under the title gives instructions for use.
NTT	Notice of Termination of Tenancy		Reformatted "regular" form as the just cause rules under the Covid Tenant Relief act expired.
NTT-CTRA	Notice of Termination of Tenancy: COVID Tenant Relief Act	Discontinued	No longer the proper notice after the expiration of the Covid Tenant Relief Act.
PRQ-CPP	Notice to Pay COVID Protected Period Rent or Quit	Discontinued	Cannot serve 3-day notice for debts more than 12 months prior.
PMC-CPP	Notice to Cure COVID Protected Period Monetary Covenant or Quit	Discontinued	Cannot serve 3-day notice for debts more than 12 months prior.

REVISED PURCHASE AGREEMENTS			
Form Code	Form Name	New or Last Revised	Brief description of form or how the form was revised
RPA	Residential Purchase Agreement and Joint Escrow Instructions		
RIPA	Residential Income Property Purchase Agreement and Joint Escrow Instructions		Conformed to RPA format with terms related to residential income properties
CPA	Commercial Property Purchase Agreement and Joint Escrow Instructions		Conformed to RPA format with terms related to commercial properties

VLPA	Vacant Land Purchase Agreement and Joint Escrow Instructions		Conformed to RPA format with terms related to vacant land properties
NODPA	Notice of Default Purchase Agreement		Conformed to RPA format with required forms for sales to investors on residential 1-4, owner occupied, with a notice of default.
NCPA	New Construction Residential Purchase Agreement and Joint Escrow Instructions		Conformed to RPA format for properties being built and to be completed prior to close of escrow. Has been reviewed by DRE for submissions related to public reports.
ABSPA	Already-Built Subdivision Purchase Agreement and Joint escrow Instruction		Conformed to RPA format for properties completed but being sold for the first time. Has been reviewed by DRE for submissions related to public reports.
CCSPA	Condo Conversion Subdivision Purchase Agreement and Joint Escrow Instructions		Conformed to RPA format for properties converted into condos. Has been reviewed by DRE for submissions related to public reports.
MHPA	Manufactured Home Purchase Agreement	Discontinued	This agreement was discontinued and instead the MH-PA will be attached to the appropriate purchase agreement.
PPA	Probate Purchase Agreement	Discontinued	This agreement was discontinued and instead the PA-PA will be attached to the appropriate purchase agreement.

ANCILLARY FORMS TO PURCHASE AGREEMENTS

Form Code	Form Name	New or Last Revised	Brief description of form or how the form was revised
COOP-OA	Stock Cooperative Ownership Advisory	NEW	Advisory to inform the buyer of the difference between a co-op and other more traditional ownership methods and explains why both exist, as well as co-ops that are subject to the same financial disclosure requirements as condos.
COOP-PA	Stock Cooperative Purchase Addendum	NEW	Addendum to the purchase agreement to address the contractual rights and issues related to purchasing into a Stock Cooperative.
MH-PA	Manufactured Home Purchase Addendum	NEW	Addendum to the purchase agreement to address the contractual rights and issues related to purchasing a manufactured home (or mobile home).
TIC-FD	Tenancy-In-Common Financial Disclosure Statement	NEW	Since a TIC is not a common interest development, like a condominium, it is not subject to the same statutory disclosure requirements, so this form was created to provide similar information about the financial health of the TIC.
TIC-OA	Tenancy-In-Common Ownership Advisory	NEW	Advisory to inform the buyer of the difference between a TIC and other more traditional ownership methods, as well as the need to have and review a TIC agreement, and explains different types of financing unique to TICs.
TIC-PA	Tenancy-In-Common Purchase Addendum	NEW	Addendum to the purchase agreement to address the contractual rights and issues related to purchasing into a Tenant-In-Common.
TOPA	Tenant Occupied Property Addendum	NEW	Addendum to the purchase agreement to address contractual rights, obligations, and issues related to a tenant being present in the property being purchased. This should be included if there is a tenant at the time of acceptance, whether or not the tenant is to remain in the property after close.
AOAA	Assignment of Agreement Addendum		Revised to address the differences in the new RPA. It now addresses whether prior documents have already or will be provided to the assignee, and the need for the assignee to initial only the first page of each document; it specifies the amount of any consideration the buyer receives for the assignment and the need for the assignee to be prequalified or preapproved.
BCO	Buyer Counter Offer		Revised to reflect the RPA and specifically mention liquidated damages and arbitration are out if only one party initialed, unless specifically included in the counter offer.

CC	Cancellation of Contract, Release of Deposit and Joint Escrow Instructions		Revised to reflect the different paragraphs in the new RPA and most likely scenarios for deposit disposition.
CCPA	California Consumer Privacy Act		Revised to be shorter and simpler for the reader to understand, but still provide the relevant information related to the CCPA.
CR	Contingency Removal		This form has been updated to reflect the possible separation of buyer's investigation contingency into 3 parts, as well as all the updated paragraph references in the new RPA
NBP	Notice to Buyer to Perform		Revised to reflect all of the contingencies and contractual actions required by the new RPA
NSP	Notice to Seller to Perform		Revised to reflect all of the contingencies and contractual actions required by the new RPA
RFR	Receipt for Reports		Revised to reflect that the RPA allows for delivery of documents via link, and also has a paragraph for the buyer to object to receiving documents by link. In the event of an objection, delivery can still be made electronically, but of the actual documents rather than a link.
RLAS	Residential Lease After Sale (Seller in Possession After Close of Escrow)		Revised to conform to the changes to the Residential Lease or Month-to-Month Rental Agreement (C.A.R. Form LR)
RR	Request for Repair		A new paragraph has been added for FHA/VA required or requested repairs or expenses since form FVA is being discontinued. The RR will also have an expiration period, just like an offer. If the seller agrees to buyer's requests, buyer agrees to the removal of the investigation contingency.
RRRR	Seller Response and Buyer Reply to Request for Repair		New notes are added related to FHA and VA repairs, and that if they are not agreed to, that the buyer may not be able to obtain the financing.
SCO	Seller Counter Offer		Revised to reflect the RPA and added pre-printed options included for common seller counter offer terms such as Back-Up addendum, seller license to remain in possession, seller purchase of replacement property, residential lease after sale, and seller intent to exchange addendum.
SMCO	Seller Multiple Counter Offer		Revised to reflect the RPA and added pre-printed options included for common seller counter offer terms such as Back-Up addendum, seller license to remain in possession, seller purchase of replacement property, residential lease after sale, and seller intent to exchange addendum.
SPQ	Seller Property Questionnaire		Reorganize form has seller reports, inspections, etc. as the first item rather than the last in the current SPQ, advice to answer "yes" no matter how long ago an item happened or was documented, and added vaping as well as smoking on the property.
SUM-MO	Summary of Multiple Offers		Rows added for Loan Type and Seller Credit. Loan contingency removal updated from the prior 21 to the current 17-day default time period.

RENAMED FORMS

BXA	Buyer Intent to Exchange Addendum	Renamed	Old Name: BES – Buyer Intent to Exchange Supplement
CNC-PA	Completed New Construction-Purchase Addendum	Renamed	Old Name: NCRPA – New Construction Addendum to the RPA
DID	Delivery of Increase Deposit	Renamed	Old Name: RID – Receipt for Increased Deposit
LPD	Lead-Based Paint and Lead-Based Paint Hazards Disclosure, Acknowledgment and Addendum for Pre-1978 Housing Sales, Leases, or Rentals	Renamed	Old Name: FLD – Lead-Based Paint and Lead-Based Paint Hazards Disclosure, Acknowledgment and Addendum for Pre-1978 Housing Sales, Leases, or Rentals

NCOU	Options and Upgrades	Renamed	Old Name: NCA – New Construction Options and Upgrades Addendum
PA-PA	Probate Agreement Purchase Addendum	Renamed	Old Name: PAPA – Purchase Agreement Probate Addendum
SXA	Seller Intent to Exchange Addendum	Renamed	Old Name: SES – Seller Intent to Exchange Supplement
WFDA	Wildfire Disaster Advisory	Renamed	Old Name: WFDA – Wildfire Disaster Advisory
MINOR REVISIONS			
Minor Revisions: AAA, AB, ABA, AC, AD, ADM, AEA, AFA, AS, ASA, AVID, BEO, BHAA, BIA, BIE, BIW, BUO, CCA, CND, CEEI, DCE, DLT, ESV, FVAC, HOA-IR, HOA-RN, HOA-RS, IOA, LRM, MCA, NCDS, NCEI, NNR, NTF, PA, POSA, PRBS, QS, RCSD-B, RCSD-S, REO, SFA, SIP, SPT, SSA, SSIA, SWPI, TA, TDS, VP, WFA, WHS, WOO		These forms were reviewed in conjunction with the RPA revision and received new revision dates, however any changes made to these forms were not substantive and made to conform with the new purchase agreements.	
DISCONTINUED FORMS			
BDRD	Buyer Demand for Release of Deposit	Discontinued	No longer part of the purchase agreements.
CPM	Contract Paragraph Matrix	Discontinued	Not utilized very often.
SDRD	Seller Demand for Release of Deposit	Discontinued	No longer part of the purchase agreements.
SUM-RIPA	Summary of Offer (RIPA)	Discontinued	Not needed with the “grid” in the purchase agreements.
SUM-RPA	Summary of Offer (RPA)	Discontinued	Not needed with the “grid” in the purchase agreements.
TOC-RPA	Table of Contents - RPA	Discontinued	Not utilized very often.

* 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.
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