

June 2025 Forms Release

Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of June 24th, 2025**. For further information, please refer to the C.A.R. web page at: <https://www.car.org/transactions/standard-forms/new-forms-and-revisions>. Please note that this list is subject to change.

Form Code	Form Name	Version Replaced	Brief description of form or how the form was revised
AAA	Additional Agent Acknowledgement	RVW only 12/21	Change LL to Housing Provider. Conform signature acknowledgment.
AB	Buyer Affidavit	RVW only 12/21	No substantive change.
ABSPA	Already-Built Subdivision Purchase Agreement and Joint Escrow Instruction	12/24	Conforming to RPA changes.
ADM	Addendum	12/21	Remove preprinted TDS option. Refers to APD for changes to TDS or SPQ. Refers to ADM-GEN for forms with agents. Refers to AEA for changes to already executed agreements.
ADM-GEN	Addendum - Generic	New	For use with forms with an agent. Refers to MT forms for changes to listing or buyer representation agreements.
AEA	Amendment of Existing Agreement Terms	RVW only 12/21	Change LL to Housing Provider. Conform signature acknowledgment.
AFA	Assumed Financing Addendum	12/21	Explicitly makes buyer assumption a contingency. Added advice regarding VA loans substitution of eligibility.
AGAD	Agricultural Addendum	RVW only 6/21	Conform signature acknowledgment.
APD	Amendment to Prior Disclosure	New	To be used to make a change to TDS or SPQ. Has advice about right to cancel.
AS	Seller's Affidavit of Nonforeign Status	RVW only 12/21	No substantive change.
ASA	Additional Signature Addendum	12/21	Reformatted to include bundled forms when agreeing to a purchase, listing, buyer representation or rental form. Refers to separate form for liquidated damages and arbitration. 4 signers.

BCA	Broker Compensation Advisory	7/24	Modified to reflect CA buyer representation requirement. Advises buyer's broker not to accept more compensation than specified in buyer representation agreement.
BCO	Buyer Counter Offer	No date change	No substantive change. Added explanation of where to find appraisal contingency in RPA. Mentions delivery required if late acceptance.
BEO	Buyer Early Occupancy Addendum	12/21	Added subtitle instructing when to use this form or IOA. Added timing for payment of occupancy fee and extension fee. Added language to address utilities.
BIA	Buyer's Investigation Advisory	12/21	Added paragraphs for utilities, sewer and internet and also for solar power systems.
BIE	Buyer's Investigation Elections	12/21	Added subtitle reminder that form only applies to buyer and buyer's broker. Reformatted list of investigations to name 3 most common inspections first and then alphabetical order.
BIW	Buyer's Inspection Waiver	12/21	Added subtitle reminder that form only applies to buyer and buyer's broker. Reformatted additional investigation recommendation paragraph.
BRBC	Buyer Representation and Broker Compensation Agreement	12/24	Added language to remind brokers of limiting compensation to amount specified in agreement.
BUO	Back-Up Offer Addendum	RVW only 12/21	Conform signature acknowledgment.
BXA	Buyer's Intent to Exchange Addendum	RVW only 12/21	Conform signature acknowledgment.
CCA	Court Confirmation Addendum	RVW only 12/21	Conform signature acknowledgment.
CCSPA	Condo Conversion Subdivision Purchase Agreement	12/24	Conformed to changes in RPA.
CEEI	Condominium Conversion or Already-Built (Existing) Subdivision Supplemental Escrow Instructions	RVW only 12/21	Conform signature acknowledgment.
CLA	Commercial and Residential Income Listing Agreement	12/24	Conformed to changes in RLA
CNC-PA	Completed New Construction – Purchase Addendum	RVW only 12/21	Conform signature acknowledgment.
COBR	Cancellation of Buyer (Or Tenant) Representation	12/24	Made form applicable to tenant representation. Allows for shorter, but

			not longer, time to give notice for exclusive representation cancellation.
COOP-OA	Stock Cooperative Ownership Advisory	RVW only 12/21	Conform signature acknowledgment.
COOP-PA	Stock Cooperative Purchase Addendum	RVW only 12/21	Conform signature acknowledgment.
CPA	Commercial Purchase Agreement	12/24	Conform to changes in RPA.
CR-S	Seller Contingency Removal	12/24	Added reference to seller confirming substitution of eligibility for VA loan assumption.
CSPQ	Commercial Seller Property Questionnaire	6/22	Added question regarding compliance with balcony inspection and repair law.
DID	Delivery of Increased Deposit	RVW only 12/21	Conform signature acknowledgment.
DLT	Declaration Regarding Real Estate License and Tax Reporting	12/21	Removed references to cooperating broker compensation. References made to brokers receiving compensation or making payment for clarity.
ESP	Estimated Seller Proceeds	6/23	Added line for HOA document costs. Clarify prorated rents apply to tenant rents.
ESV	Electronic Signature Verification for Third Parties	RVW only 12/21	No substantive change.
FHDS	Fire Hardening and Defensible Space Disclosure and Addendum	6/22	Added questions for low-cost fire hardening retrofits. Added box to indicate that fire hardening questions do not have to be answered if built on or after 1/1/2010. Added language that final inspection report concerns home hardening.
FVAC	FHA/VA Amendatory Clause	12/21	Added optional paragraph that form used when purchase price changes.
HOA-IR	Homeowner Association Information Request	RVW only 12/21	Conform signature acknowledgment.
HOA-RN	Homeowner Association Request for Non-Statutory Documents, Other Information, and Charges	RVW only 12/21	Conform signature acknowledgment.
HOA-RS	Homeowner Association Request for Required Statutory Documents and Charges	RVW only 12/21	Conform signature acknowledgment.
LCA	Lease/Rental Compensation Agreement	No date change.	No substantive revision. Change title and paragraph 1 heading from Commission to Compensation.

LDA	Liquidated Damages and Arbitration Additional Signature Addendum	NEW	Form to be used with ASA form to add signers to purchase agreement to show if signers agree to liquidated damages and arbitration.
MII	Move In Inspection	12/22	Added reminder to take photographs at inception of tenancy. Reformatted so no need to check box if an item is satisfactory. Add an option to automatically create a summary.
MOI	Move Out Inspection	12/24	In April, added (i) instruction page; (ii) a reminder to take photographs of damage and repaired items; (iii) option to automatically create a summary; and tenant forwarding address. In June, signature acknowledgment conformed and added video monitoring and doorbell to list of items.
MT-LA	Modification of Terms - Listing Agreement	12/24	Clarify that extension begins on the date of the modification. Conformed signature acknowledgment.
NBIP	Notice of Broker Involved Properties	7/24	Applies to any buyer representation agreement, not just BRBC. Conformed signature acknowledgment.
NCA	New Construction Advisory	NEW (NCDS 12/21)	Changed title from Property Disclosure Statement to Advisory to avoid confusion.
NCEI	Common Interest Subdivision Supplemental Escrow Instructions	RVW only 12/21	Conform signature acknowledgment.
NCNC	New Construction Notice of Completion and Notice to Close Escrow	RVW only 12/21	No substantive changes.
NCOU	Options and Upgrades	RVW only 12/21	Conform signature acknowledgment.
NCPA	New Construction Purchase Agreement	12/24	Conformed to changes in RPA.
NDA	Confidentiality and Non-Disclosure Agreement	NEW (CND 12/21)	Changed form code from CND to NDA. Added acknowledgment of broker duty to comply with NAR and MLS rules regarding posting photos. Add optional language if NDA limited to certain agents or not applicable to brokerage firm.
NODPA	Notice of Default Purchase Agreement	12/24	Conformed to changes in RPA.

NSP	Notice to Seller to Perform	12/21	Added optional paragraphs for delivery of documents for solar panel systems and balcony inspection. Added optional contingency for substitution of eligibility for assumption of VA loan.
NTF	Notice of Private Transfer Fee	12/21	Added information about statute requiring recorded transfer fee document. Reformatted.
PA	Probate Advisory	12/21	Clarified that exemption for smoke alarms is for statement of compliance. Added paragraph about need for ESD form. Added smoke alarm paragraph in requirement section. Moved language so broker section is separate.
PIA	Property Images (or Photographs) Agreement	6/21	Added photographs to title.
PMOI	Pre-Move Out Inspection Statement	12/22	Reformatted to match MOI. Listed items deemed satisfactory unless a box checked. Added an option to automatically create a summary.
POSA	Buyer Pre-Occupancy Storage Addendum	RVW only 12/21	No substantive change
PRBS	Possible Representation of More than One Buyer or Seller – Disclosure and Consent	12/21	Added paragraph for single agent dual agency. Reformatted and added paragraph headings.
QS	Qualified Substitute Declaration of Possession of Transferor's Affidavit of Nonforeign Status	RVW only 12/21	No substantive change
RFA	Referral Fee Agreement	6/21	Defines referring broker as one who gets paid for referring a client. Changes recipient broker to representing broker and defined to mean one who makes payment and will represent the client. Reformatted and added paragraph headings to more clearly define what transactions are covered and when.
RFR	Receipt for Reports	12/21	Added box to indicate if each report sent via a link. Added seller signature to prior reports section confirming no others.
RIPA	Residential Income Purchase Agreement	12/24	Conformed to changes in RPA.

RLA	Residential Listing Agreement - Exclusive	12/24	<p>Added reference to new form Short Sale Listing Addendum and removed reference to Short Sale Information Advisory. Added statement that seller's broker will not confirm compensation between buyer and buyer's broker.</p> <p>The following listing agreements were conformed to address changes to the RLA, where applicable: Residential Listing Agreement Seller Reserved (RLASR), Residential Listing Agreement – Open (RLAN), Commercial and Residential Income Listing Agreement (CLA), Vacant Land Listing Agreement (VLL).</p>
RLAN	Residential Listing Agreement – “Open”	12/24	Conforming to RLA changes
RLASR	Residential Listing Agreement Seller Reserved	12/24	Conforming to RLA changes
RPA	California Residential Purchase Agreement and Joint Escrow Instructions	12/24	<p>Removed in 3G(3) buyer affirmation concerning buyer representation agreement. Added language in 19D that escrow to follow 3G(3) compensation instructions and to offset any buyer payment by amount seller pays. Advised in 18A that buyer agent should not receive more compensation than specified in buyer rep agreement.</p> <p>Added language to conform to changes in FHDS form.</p> <p>The following purchase agreements were conformed to address changes to the RPA, where applicable: Residential Income Property (RIPA), Commercial Property (CPA), Notice of Default (NODPA), Vacant Land (VLPA), New Construction (NCPA), Condo Conversion (CCSPA), Already Built Subdivision (ABSPA)</p>
RPOA	Rental Property Owner Advisory	NEW	Form identifies areas for client to investigate to determine risks of renting out property, such as rent and eviction control, upkeep, security deposits, screening fees, insurance and need to discuss with an attorney.

RPOI	Rental Property Owner Intake Form	12/24	Added questions about owner to help determine if exceptions apply to rent and eviction control, security deposit and tenant credit reporting laws.
SA	Seller Advisory	6/23	Added statement that seller's broker will not confirm compensation between buyer and buyer's broker.
SBSA	Statewide Buyer and Seller Advisory	No date change	No substantive revision. Conform signature acknowledgment.
SCO	Seller Counter Offer	No date change	No substantive change. Added explanation of where to find appraisal contingency in RPA. Mentions delivery required if late acceptance.
SIPA	Seller in Possession Advisory	NEW	Form identifies areas for client to investigate to determine risks of seller continued possession such as possibility of creating a tenancy, extended possession, need for verification of condition and insurance. Advise parties to consult with an attorney.
SMCO	Seller Multiple Counter Offer	No date change	No substantive change. Added explanation of where to find appraisal contingency in RPA. Mentions delivery required if late acceptance.
SPT	Notice of Your "Supplemental" Property Tax Bill	RVW only 12/21	Conform signature acknowledgment.
SSA	Short Sale Addendum	12/21	Added explanation of short sale and information that buyer should consider.
SSLA	Short Sale Listing Addendum	New (SSIA 12/21)	Modified short sale information and advisory (SSIA) into addendum for seller only. Moved two paragraphs from SSIA into short sale addendum.

SUM-MII	Move in Inspection Summary	NEW	Form only identifies items in rental that need attention. It can be used in place of entire MII if box checked in MII.
SUM-MOI	Move Out Inspection Summary	NEW	Form only identifies items in rental that need attention. It can be used in place of entire MOI if box checked in MOI.
SUM-PMOI	Pre-Move Out Inspection Summary	NEW	Form only identifies items in rental that need attention. Can be used in place of entire PMOI if box checked in PMOI.
SVRA	Short Term (Vacation) Rental Advisory	NEW	Form identifies areas for client to investigate to determine risks short term rentals such as HOA or city restrictions or prohibitions, taxes, and legal compliance. Advise owner to consult with an attorney.
SXA	Seller's Intent to Exchange Addendum	RVW only 12/21	Conform signature acknowledgment.
TA	Trust Advisory	RVW only 12/21	Conform signature acknowledgment.
TEAM	Team Agreement	6/23	Added reference to need to have a post agreement writing. Added mentorship paragraph.
TIC-FD	Tenancy-In-Common Financial Disclosure Statement	RVW only 12/21	Conform signature acknowledgment.
TIC-OA	Tenancy-In-Common Ownership Advisory	RVW only 12/21	Conform signature acknowledgment.
TIC-PA	Tenancy-In-Common Purchase Addendum	RVW only 12/21	Conform signature acknowledgment.
TMEA	Team Member Exit Agreement	NEW	Form identifies: (i) reason for termination; (ii) how compensation and expenses will be addressed after the termination; and (iii) need to inform new broker.

TOPA	Tenant Occupied Property Addendum	No date change	No substantive revision. Modified the subtitle to identify when to use the form.
TRPR	Offer of Tenant Positive Rental Payment Reporting	1/25	Added language to exemption box indicating that other parts of form not needed and not binding if completed.
VLL	Vacant Land Listing Agreement	12/24	Conformed to changes in RLA.
VLPA	Vacant Land Purchase Agreement	12/24	Conformed to changes in RPA.
WFA	Wire Fraud and Electronic Funds Transfer Advisory	RVW only 12/21	Conform signature acknowledgment. Changed LL to Housing Provider.
WFDA	Wildfire Disaster Advisory	RVW only 6/22	No substantive changes.

DISCONTINUED FORMS:

DM-BR	Disclosure and Modification to Buyer Representation Agreement		
DM-LA	Disclosure and Modification to Listing Agreement		
NCDS	New Construction Property Disclosure Statement		Replaced by New Construction Advisory (NCA, 6/25)
SSIA	Short Sale Information and Advisory		Replaced by Short Sale Listing Addendum (SSLA, 6/25). Some terms put into Short Sale Addendum (SSA, 6/25).

C.A.R. no longer monitors the legal validity of any prior form version.
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.