

DECEMBER 2018 CAR FORMS UPDATE



New forms - releasing 12/10/18

- **POSA - PRE-OCCUPANCY STORAGE ADDENDUM**
 - For use when buyer will be storing personal property on the seller's property prior to COE. Identifies fee for storage, location where storage is permitted, encourages insurance protection, and warns of consequence if escrow does not close on time or at all.
- **SCIQ - SELLER COMMON INTEREST AND HOMEOWNER (HOA) QUESTIONNAIRE**
 - Information about an HOA or common interest development is not always readily available. This form asks the seller to identify many items such as common area facilities, HOA services, and parking type/location for buyer review.
- **SMHCQ - SELLER MANUFACTURED/MOBILEHOME PARK/COMMUNITY QUESTIONNAIRE**
 - Similar to SCIQ but for mobilehome parks/communities in regards to park rules, application requirements, services, and fees.
- **SUM-RIPA SUMMARY OF OFFER - RIPA**
 - Summarizes terms made on an Residential Income Property

Revised forms

- **BBD - BEDBUG DISCLOSURE - REQUIRED ON ALL LEASE FILES**
 - Modified to affirm tenant obligation to inform landlord of bedbugs in a timely manner and waiver of liability for failure to do so.
- **RFR - RECEIPT FOR REPORTS**
 - Modified to add warning notice that buyer may not be able to legally pursue preparer of a report that is forwarded to (not prepared for) the buyer.
- **RLA - RESIDENTIAL LISTING AGREEMENT**
 - Added language about seller's intent to include a purchase of replacement property contingency with resulting transaction.
- **RPA - RESIDENTIAL PURCHASE AGREEMENT**
 - Added language on pg 10, paragraph E to automatically have co-op agent make a request that listing agent affirm in writing that the offer has been presented to the seller. Language conforms to new NAR Standard of Practice 1-7.
- **RR/RRRR - REQUEST FOR REPAIR/SELLER RESPONSE TO RR**
 - Added notices that credits negotiated on RR form are IN ADDITION TO, not in place of, credits already agreed to in purchase agreement.
- **SMCO - SELLER MULTIPLE COUNTER OFFER**
 - Added language advising seller not to sign for second time in paragraph 8 if buyer responded via BCO.
- **TFHD - TENANT FLOOD HAZARD DISCLOSURE - REQUIRED ON ALL LEASE AND RLA FILES**
 - Modified form so that default is that property is not in a flood zone, box checked off only if property is in flood zone.



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