

| Form Code | Form Name | Replaces | Brief description of form or how the form was revised |
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| ABA | Additional Broker Acknowledgement | 6/1/22 | Added paragraph 4 to include names of agents working for both brokers. |
| ABSPA | Already-Built Subdivision Purchase Agreement and Joint Escrow Instruction | 12/1/22 | Paragraphs 34, 35 and 36 modified to identify that SB 800 statutory warranties apply to all sales. |
| AOAA | Assignment of Agreement Addendum | 12/1/21 | Added paragraph 1C to distinguish a total assignment where no originally named buyers remain on contract from a total assignment of one buyer's interest but other originally named buyers remain on contract. |
| ATCA | Animal Terms and Conditions Addendum | 11/1/13 | Replaces form PET, Pet Addendum. New form can be used for service or support animals in addition to pets unrelated to disability status of the tenant. Most rules apply to all animals. Certain rules, identified in paragraph 12, only applies to non-disability related pets. |
| BBD | Bed Bug Disclosure | 12/1/18 | Change the word "landlord" to "housing provider" to be consistent with residential lease. |
| BCO | Buyer Counter Offer | 12/1/22 | Includes an example in 1C explaining how an appraisal gap in original offer is affected by a change in price in a counter offer. |
| BHAA | Buyer Homeowner Association Advisory | 12/1/21 | Added language to paragraph 10 explaining how HOA litigation ay impact the willingness of lenders to make a loan on the property. |

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| BIRN | Notice Regarding Background Investigation Reports Pursuant to California Law | 12/1/19 | (requires proper identification to get information on file) |
| BLA | Business Listing Agreement | Discontinued | Discontinued |
| BRBC | Buyer Representation and Broker Compensation Agreement | 12/1/22 | Added contact information for buyers in signature paragraph. |
| CC | Cancellation of Contract, Disposition of Deposit and Cancellation of Escrow | 6/1/22 | Added language explaining how to fill out the form if one party is cancelling independently or proposing a mutual cancellation. Added language addressing a partial release if no deposit has been made. |
| CCSPA | Condominium Conversion Subdivision Purchase Agreement and Joint Escrow Instructions | 6/1/22 | Paragraph 1 language changed to identify buyer right to get money back if property does not close, through no fault of buyer, and buyer has right to cancel or elect to continue if property does not close as scheduled. |
| CFK | Cash For Keys | 4/1/09 | Instruction page added that warns of need to seek legal counsel to determine if local laws need to be addressed and advising housing provider not to use self-help remedies. Paragraph 1 modified to make explicit that form is not just an offer of housing provider to pay but also an offer of tenant to surrender possession on the terms specified. |

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| CLA | Commercial Residential Income and Vacant Land Listing Agreement | 6/1/22 | Paragraph 4 conformed to residential listing agreement including the addition of smart home features. Paragraph 10B added to address presentation of offers, defaulting to offers to be presented as they are submitted and giving seller the option of holding offers to a specific date. Added contact information for sellers in signature paragraph. |
| CLR | Cancellation of Lease or Rent | 6/1/17 | Change the word "landlord" to "housing provider" to be consistent with residential lease. |
| COL | Cancellation of Listing | 6/1/18 | Language added to clarify that any of the numbered paragraphs may be checked but both options within paragraph 1 may apply. Paragraph 2 modified to avoid confusion over amount to be paid in event property is listed with another broker. |
| CR | Contingency Removal | Discontinued | Replaced by CR-B and CR-S |
| CR-B | Buyer's Contingency Removal No. | New | Buyer portion of previous contingency removal form (CR) has been separated into its own form. Parenthetical language added to 2C(3) to make explicit that insurability of property is not its own contingency but part of the overall investigation contingency and is removed when the investigation contingency is removed. Options are added, in a vertical format for ease in readability, to allow a buyer to exclude fire or flood insurance or both from a removal of the rest of the investigation contingency. |

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| CR-S | Seller's Contingency Removal No. | New | Seller portion of previous contingency removal form (CR) has been separated into its own form. |
| CTT | Notice of Change in Terms of Tenancy | 6/1/20 | Instruction sheet modified to explain the Tenant Protection Act and how the form should be completed if the property is or is not covered by the Act. Form reformatted to make it easier to understand if the Act applies. Changed landlord to housing provider. |
| DIA | Disclosure Information Advisory | 6/1/18 | Seller property questionnaire paragraph contains reminder that seller shall provide current and past reports and other relevant documents. |
| DRA | Denial of Rental Application | 12/1/19 | Change the word "landlord" to "housing provider" to be consistent with residential lease. |
| EL | Extension of Lease | 12/1/19 | Change the word "landlord" to "housing provider" to be consistent with residential lease. |
| ESD | Exempt Seller Disclosure | 6/1/21 | Added language in paragraph 1 for use if property contains 2-4 units. |
| FEHN | 48 Hr Notice of Inspection Prior to Termination of Tenancy | 4/1/11 | Change the word "landlord" to "housing provider" to be consistent with residential lease. |
| FHDA | Fair Housing and Discrimination Advisory | 6/1/22 | Changed reference from landlord to housing provider. |
| FLTN | Notice of Right to Receive Foreign Language Translation of Lease/Rental Agreements | 4/1/05 | (added date to signature lines) |
| HPID | Housing Provider in Default Addendum | 12/1/19 | Change the word "landlord" to "housing provider" to be consistent with residential lease. |

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| LCA | Lease Rental Commission Agreement | 6/1/18 | Paragraph 2 distinguishes between fixed term extensions and month-to-month extensions. Paragraph 3 added to allow option to earn commission on subsequent sale to tenant. |
| LL | Lease Listing Agreement Exclusive Authorization to Lease or Rent | 12/1/22 | Paragraph 12B modified to require owner to provide to agent both a RPOD, Rental Property Owner Disclosure, and a RPOQ, Rental Property Owner Questionnaire. Only the RPOD is to be provided to a tenant. |
| LRM | Lease/Rental Mold and Ventilation Addendum | 12/1/21 | Change the word "landlord" to "housing provider" to be consistent with residential lease. (also removed prechecked box for mold and dampness booklet since already in LR). |
| MCN | Methamphetamine Contamination Notice | 1/1/06 | Change the word "landlord" to "housing provider" to be consistent with residential lease. |
| MH-PA | Manufactured or Mobile Home Purchase Addendum | 12/1/21 | Paragraph 8 modified to clarify that either buyer or seller may cancel if buyer not approved by mobile home park. |
| NBP | Notice to Buyer to Perform | 12/1/21 | Added language to make clear that the if the notice is given too early for some identified contingencies or contract actions, it is only invalid as to those contingencies or contract actions but valid as to the others. |

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| NCPA | New Construction Purchase Agreement | 12/1/22 | Modify paragraph 1 to make explicit that seller must complete construction and provide certificate of occupancy by date set for close of escrow. Also changed language to identify buyer right to get money back if property does not close, through no fault of buyer, and buyer has right to cancel or elect to continue if property does not close as scheduled. Paragraph 36, 37 and 38 modified to identify that SB 800 statutory warranties apply to all sales. |
| NOE | Notice of Entry | 11/1/13 | Change the word "landlord" to "housing provider" to be consistent with residential lease. (also added explanation for timing of mail delivery) |
| NPC | Notice of Obligation to Pay Rental or Lease Payments in Cash | 4/1/11 | Reformatted form and added language explaining that 2A should be used if the lease already addresses the consequences of a bad check (like the C.A.R. Form RLMM) and optional 2B which alters the lease/rental if it does not already address dishonored checks. Mailing service removed as an option. |
| NSE | Notice of Sale and Entry | 11/1/13 | Change the word "landlord" to "housing provider" to be consistent with residential lease. (also added explanation for timing of mail delivery) |
| NTQ | Notice to Quit | 12/1/19 | Change the word "landlord" to "housing provider" to be consistent with residential lease. (also added line if mail date different from service date) |

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| NTT | Notice of Termination of Tenancy | 6/1/22 | Instruction sheet modified to explain the Tenant Protection Act and how the form should be completed if the property is or is not covered by the Act. Form reformatted to make it easier to understand if the Act applies. Changed landlord to housing provider. |
| PA-PA | Purchase Agreement Probate Addendum | 6/1/22 | Optional sentence added to court confirmation paragraph giving buyer a cancellation right if no confirmation date within 60 days of acceptance. |
| PCQ | Notice To Perform Covenant (cure) or Quit | 7/1/22 | Instruction sheet modified to explain the Tenant Protection Act and how the form should be completed if the property is or is not covered by the Act. Form reformatted to make it easier to understand if the Act applies. Changed landlord to housing provider. |
| PMA | Property Management Agreement | 12/1/22 | Paragraph 4B modified to require owner to provide to agent both a RPOD, Rental Property Owner Disclosure, and a RPOQ, Rental Property Owner Questionnaire. Only the RPOD is to be provided to a tenant. Signature paragraph changed to require signature by broker or office manager. Same notice added to subtitle of form. |
| PPN | Pre-possession Notice to Tenant to Pay | 6/1/17 | Change the word "landlord" to "housing provider" to be consistent with residential lease. |

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| PRQ | Notice to Pay Rent or Quit | 10/1/22 | Change the word “landlord” to “housing provider” to be consistent with residential lease. (also instruction page added language about local rent and eviction control) |
| RCJC | Rent Cap and Just Cause Addendum | 12/1/20 | Change the word “landlord” to “housing provider” to be consistent with residential lease. |
| RCSD-B | Representative Capacity Signature Disclosure (for Buyer Representatives) | 12/1/21 | Remove separate signature boxes for buyer broker agreements and assignment agreements. Changed landlord to housing provider. |
| RCSD-HP | Representative Capacity Signature Disclosure for Housing Provider Representatives | Renamed | Remove separate signature boxes for lease, lease listing, property management or other agreements. Changed landlord to housing provider. Previously RCSD-LL |
| RCSD-T | Representative Capacity Signature Disclosure (for Tenant Representatives) | 6/1/19 | Remove separate signature boxes for lease, tenant representation, or other agreements. |
| RIPA | Rental Income Property Purchase Agreement | 12/1/22 | Language was added to paragraphs 3M(1) and (2) make explicit that vacant units and seller occupied units are to be delivered vacant, and that form TOPA should be attached if there are tenant occupied units. Clarifying language regarding the TOPA was added to paragraph 7. Paragraph 14 now addresses prepaid but unearned rent. |

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| RLA | Residential Listing Agreement - Exclusive | 6/1/22 | Paragraph 4C added to address smart home features. Paragraph 10B added to address presentation of offers, defaulting to offers to be presented as they are submitted and giving seller the option of holding offers to a specific date. Added contact information for sellers in signature paragraph. |
| RLAN | Residential Listing Agreement - Open | 6/1/22 | Paragraph 4C added to address smart home features. Paragraph 10B added to address presentation of offers, defaulting to offers to be presented as they are submitted and giving seller the option of holding offers to a specific date. Added contact information for sellers in signature paragraph. |
| RLASR | Residential Listing Agreement Seller Reserved | 6/1/22 | Paragraph 4C added to address smart home features. Paragraph 10B added to address presentation of offers, defaulting to offers to be presented as they are submitted and giving seller the option of holding offers to a specific date. Added contact information for sellers in signature paragraph. |
| RLMM | Residential Lease or Month-to-Month Rental Agreement | 12/1/22 | Paragraph 38, Disclosure paragraph, revised to refer to disclosures made in the RPOD, Rental Property Owner Disclosure, for disclosures applicable to the Premises. |

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| RPOD | Rental Property Owner Disclosure | 12/1/22 | <p>In the format of a SPQ, the form is used by a property owner to disclose to brokers and tenant conditions about the premises in 10 categories.</p> <p>RPOQ – Rental Property Owner Questionnaire</p> <p>In the format of a SPQ, the form is used by a property owner to disclose to brokers (not tenants) conditions about the premises in 20 categories. Some items contain affirmative obligations on the owner, such as water heater bracing and smoke alarm installation that cannot be avoided by disclosing non-compliance. Some items may be addressed in the body of the RLMM, such as gas and electric meters and parking and storage. Some items address items that can help a broker with management or in answering questions posed by potential tenants, such as trash pick-up days, location of mailboxes and whether the owner allows pets and if the property has a laundry room.</p> |
| RPOQ | Rental Property Owner Questionnaire | New | Questionnaire portion for RPOD (Form split into two forms; a revised RPOD and a new Rental Property Owner Questionnaire) |

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| RU-PA | Residential Units Purchase Addendum | New | This form addresses the residential aspects of a mixed-us property that is primarily commercial. It should be used with a CPA or VLPA. If the primary purpose of the form is residential with an ancillary commercial use, then form MU-PA, Mixed-Use Purchase Addendum should be used with a RPA or RIPA. |
| SBSA | Statewide Buyer and Seller Advisory | 6/1/22 | Paragraph A15 was added to explain preliminary reports and the importance of reading documents referred to in them, such as CCRs. Paragraph D10 was added to make the parties aware of the impact that State and local jurisdictions may have on the sale and continued use of the property due to laws eliminating the use of carbon fuel appliances in favor of those items powered by the electric grid. Paragraph F3 was modified to create awareness of the right to have discriminatory covenants removed from title. Paragraph F8 was modified to address those situations where fees or credits to solar power system owners may be reduced or otherwise changed. |
| SCO | Seller Counter Offer | 12/1/22 | Includes an example in 1C explaining how an appraisal gap in original offer is affected by a change in price in a counter offer. |
| SMCO | Seller Multiple Counter Offer | 12/1/22 | Includes an example in 1C explaining how an appraisal gap in original offer is affected by a change in price in a counter offer. |

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| SOLAR | Solar Advisory and Questionnaire | 12/1/22 | Paragraph 6A(9) was added as a catch-all for any material fact that the seller needs to disclose about the solar power system. |
| SPBB | Seller Payment for Buyer's Broker | 12/1/22 | Instructions were added to make clear that the form is only needed if: (i)a buyer representation agreement has already been signed; and (ii)the compensation offered through the MLS will not cover the entire payment the buyer would be responsible for paying the buyer's broker. Paragraph titles have been added to the first three paragraphs. |
| SPQ | Seller Property Questionnaire | 6/1/22 | Added language above paragraph 1 for use if property contains 2-4 units. |
| SPRP | Seller's Purchase of Replacement Property | 6/1/21 | Language added to optional paragraph 1B to indicate that if seller has already entered into a contract to acquire other property then the contingency for finding replacement property is eliminated. Paragraphs 4 and 5 were added to identify the buyer and seller respective rights to cancel. |
| TDS | Real Estate Transfer Disclosure Statement | 12/1/21 | Added language below the title for use if property contains 2-4 units. |
| TEAM | Team Agreement | 12/1/17 | Language added to 9C to identify that compensation rights between team members that might apply after termination of the agreement occur after first deducting any payment made to or split with the broker. |

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| TFHD | Tenant Flood Hazard Disclosure | 12/1/18 | Change the word “landlord” to “housing provider” to be consistent with residential lease. |
| TOPA | Tenant Occupied Property Addendum | 12/1/21 | Paragraph 1B(3) added to create an obligation of the seller to identify the names of all adult occupants on the property, whether or not paying rent. |
| VLL | Vacant Land Listing Agreement | 6/1/20 | Paragraph 10B added to address presentation of offers, defaulting to offers to be presented as they are submitted and giving seller the option of holding offers to a specific date. Paragraphs 18 and 22A modified to provide that seller and broker are each responsible for their own attorney fees, unless a party does not attempt to mediate. Signature paragraph modified to conform to RLA, addressing entity owners, and contact information for sellers. |
| VLPA | Vacant Land Purchase Agreement | 6/1/22 | Paragraph 3E(3) modified to reflect that the property will either be investment purposes or something else – not ordinarily a primary or secondary home unless a buyer intends to build after the purchase. Paragraph 3Q(2) added a parenthetical to clarify that the environmental survey indicated is for Phase I only. Paragraph 3Q(3) modified to make explicit that government fees are for inspections, reports and corrections required. |

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| WSM | Water Submeter Addendum | 6/1/17 | Change the word "landlord" to "housing provider" to be consistent with residential lease. |
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