

April 2010 Form Release

Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release **the week of April 28, 2010**. For further information, please refer to the C.A.R. web page at <http://www.car.org/legal/standard-forms/>.

Form Code	Form Name	Replaces	Brief description of how the form was revised	OK to use prior version?
FVA	FHA or VA Notice and Addendum	New Form	Documents the negotiation process between buyer and seller over payment for lender required repairs and costs associated with FHA or VA loans.	N/A
TOC	Table of Contents	New Form	No explanation necessary. Not required or attached to contract but may be used to help agents or principals easily located certain paragraphs or terms.	N/A
*BPA	Business Purchase Agreement and Joint Escrow Instructions	10/02	Conform language to revised RPA.	Yes
CC	Cancellation of Contract, Release of Deposit and Joint Escrow Instructions	04/05	Add language for "Other" when an explanation is needed or to help clarify a reason for cancellation.	Yes
CPA	Commercial Property Purchase Agreement and Joint Escrow Instructions	10/02	Conform language to revised RPA.	Yes
*CPM	Contract Paragraph Matrix	04/09	This chart identifies where certain contingency and covenant paragraphs can be located in any of the CAR purchase agreements.	No
CR	Contingency Removal	04/09	Change paragraph references to conform to revised RPA.	No
MHPA	Manufactured Home Purchase Agreement and Joint Escrow	11/07	Conform language to revised RPA.	Yes
NBP	Notice to Buyer to Perform	04/09	Change paragraph references to conform to revised RPA. Change default time for action from 24 hours to 2 days.	No

Form Code	Form Name	Replaces	Brief description of how the form was revised	OK to use prior version?
NCPA	New Construction Residential Purchase Agreement and Joint Escrow Instructions	01/06	Conform language to revised RPA.	Yes
NCRPA	New Construction Addendum to the RPA-CA	04/04	Not changed.	Yes
NODPA	Notice of Default Purchase Agreement	04/08	Conform language to revised RPA.	Yes
NSP	Notice to Seller to Perform	04/09	Change paragraph references to conform to revised RPA.	No
PPA	Probate Purchase Agreement and Joint Escrow Instructions	01/06	Conform language to revised RPA.	Yes
RFR	Receipt for Reports	10/03	Change paragraph references to conform to revised RPA.	No
RIPA	Residential Income Property Purchase Agreement and Joint Escrow Instructions	04/09	Conform language to revised RPA.	Yes
RPA	Residential Purchase Agreement and Joint Escrow Instructions	11/07	Many changes to language and order of paragraphs. See one-page summary or paragraph analysis on Standard Forms page on car.org.	Yes
VLPA	Vacant Land Purchase Agreement and Joint Escrow Instructions	11/07	Conform language to revised RPA.	Yes
WPA	Wood Destroying Pest Inspection and Allocation of Cost Addendum	10/02	Insert paragraph explaining buyer right to inspect for wood destroying pests and organisms even if no WPA is used. Insert paragraph explaining process if more than one report obtained by seller.	Yes

*These forms are only available via zipForm®.

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 <http://www.car.org/index.php?id=OTQ1> for full text of the User Protection Agreement.