

RPA-Related Forms (December 2021 Revision)

On December 14, 2021, C.A.R. released a revised version of its residential purchase agreement (C.A.R. Form RPA). The RPA references over 60 forms throughout the form, from the Disclosure Regarding Real Estate Agency Relationships on page 1 to the Additional Agent Acknowledgment on page 16. These forms, and about 30 more, have been revised to make sure they are all consistent with the revised RPA, no matter the transaction or property type. The revised RPA-related forms are as follows:

7 other purchase agreements were conformed to the RPA, including ones for commercial, residential income, and vacant land; and already-built or to-be-constructed subdivision properties requiring DRE approval.

6 new forms. 3 addressing tenancy-in-common ownership, 2 addressing stock cooperative ownership. 1 addressing tenant-occupied properties that is necessary whether the tenants are to remain or vacate.

8 that had minor revision such as changing paragraph references to coincide with the revised RPA or that had a change to the forms' name or acronym to better reflect the forms' purpose. Several examples include: the RID was changed to DID because the form addresses **Delivery of an Increased Deposit**, and the **Lead-Based Paint Disclosure** from FLD to the LPD, and the two exchange forms, BXA and SXA, were converted to become addendums from supplements.

15 forms had more substantive revisions, including to make sure that they both accurately reflect the new RPA and also reflect current practice and contractual and legal requirements. These include:

- The 3 counter offer forms: Buyer, Seller and Seller Multiple
- The 2 notices to perform: Both Buyer and Seller
- The 2 request for repair forms: (Buyer) Request for Repair, and Seller Response to Request for Repair
- Contingency Removal
- Cancellation of Contract
- Seller Property Questionnaire
- Receipt for Reports
- Assignment
- Lease After Sale
- Consumer Privacy
- Summary of Multiple Offers

Another 56 forms were reviewed to make sure the language is still accurate and relevant, and to correct any minor defects or inconsistencies that may have already existed, and forms that have not been revised within the past 3 years were all given a new revision date. With this change, almost every form that touches a residential real estate transaction will have a revision date of 12/21, or no older than 6/19.

8 forms have been discontinued and removed from the C.A.R. Standard Forms library because they were replaced by an addendum, such as the Probate and Mobile Home purchase agreements, or the RPA language changed making the forms unnecessary, such as the Buyer and Seller demand for release of deposit, the contracts paragraph matrix and table of contents, and the summary forms for residential and income properties.