



Curtis "The Boss" Doss

SRCAR[®]

C.A.R. & NAR Business Update

Forms Update

November 30, 2021

**NEW/REVISED/DISCONTINUED
COVID-19 EVICTION FORMS**

1.PRQ-CRP

2.RPURC

3.PMC-CRP

4.PCQ

5.PRQ


6.NTT

7.PRQ-CPP, Discontinued

8.PMC-CPP, Discontinued

9.NTT-CTRA, Discontinued

NEW RPA RELEASE DATE 12/14/21



CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS
(C.A.R. FORM RPA, 12/21)

Date Proposed: _____

1. **OFFER:**
A. THIS IS AN OFFER FROM _____ ("Buyer"),
B. THE PROPERTY to be acquired is _____, situated
 in _____ (City), _____ (County), California, _____ (Zip Code).
 Assessor's Parcel No(s) _____ ("Property").
 (Postal/Mailing address may be different from city jurisdiction. Buyer is advised to investigate.)
C. THE TERMS OF THE PURCHASE ARE SPECIFIED BELOW AND ON THE FOLLOWING PAGES.
D. Buyer and Seller are referred to herein as the "Parties." Brokers and Agents are not Parties to this Agreement.

2. **AGENCY:**
A. DISCLOSURE: The Parties each acknowledge receipt of a "Disclosure Regarding Real Estate Agency Relationships" (C.A.R. Form AD) if represented by a real estate licensee. Buyer's Agent is not legally required to give to Seller's Agent the AD form Signed by Buyer. Seller's Agent is not legally obligated to give to Buyer's Agent the AD form Signed by Seller.
B. CONFIRMATION: The following agency relationships are hereby confirmed for this transaction:
 Seller's Brokerage Firm _____ License Number _____
 Is the broker of (check one): the Seller; or both the Buyer and Seller (Dual Agent).
 Seller's Agent _____ License Number _____
 Is (check one): the Seller's Agent (Salesperson or broker associate); or both the Buyer's and Seller's Agent (Dual Agent).
 Buyer's Brokerage Firm _____ License Number _____
 Is the broker of (check one): the Buyer; or both the Buyer and Seller (Dual Agent).
 Buyer's Agent _____ License Number _____
 Is (check one): the Buyer's Agent (Salesperson or broker associate); or both the Buyer's and Seller's Agent (Dual Agent).

C. More than One Brokerage involved: Seller: _____ Buyer: _____ See Additional Broker Acknowledgment (C.A.R. Form ABA).
D. POTENTIALLY COMPETING BUYERS AND SELLERS: The Parties each acknowledge receipt of a "Possible Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).

3. **TERMS OF PURCHASE AND ALLOCATION OF COSTS:** The terms in this paragraph are contractual terms of the Agreement. Referenced paragraphs provide further explanation. This form is 16 pages. The Parties are advised to read all 16 pages.

Paragraph #	Paragraph Title or Contract Term	Terms and Conditions	Additional Terms
A	5. SB (cash) Purchase Price	\$ _____	<input type="checkbox"/> All Cash
B	Close Of Escrow (COE)	OR _____ Days after Acceptance (date) OR _____	
C	32A Expiration of Offer	3 calendar days after all Buyer signature(s) or _____ (date), at 5PM or <input type="checkbox"/> AM <input type="checkbox"/> PM	
D(1)	5A(1) Initial Deposit Amount	\$ _____ (% of purchase price) (% number above is for calculation purposes and is not a contractual term)	within 3 (or _____) business days after Acceptance by wire transfer OR _____ (date)
D(2)	5A(2) Increased Deposit (Money placed into escrow after the initial deposit. Use form DID at time increased deposit is made.)	\$ _____ (% of purchase price) (% number above is for calculation purposes and is not a contractual term)	Upon removal of all contingencies OR _____ (date)
E(1)	5C(1) Loan Amount(s), FHA Interest Rate Points	\$ _____ (% of purchase price) Fixed rate or <input type="checkbox"/> initial adjustable rate not to exceed _____ % Buyer to pay zero points or up to _____ % of the loan amount If FHA or VA checked, Deliver list of lender required reports	Conventional or, if checked, <input type="checkbox"/> FHA <input type="checkbox"/> VA (FAR Form PVAC, 1/18 attached) <input type="checkbox"/> Seller Financing <input type="checkbox"/> Other
E(2)	5D(2) Additional Financed Amount Interest Rate Points	\$ _____ (% of purchase price) Fixed rate or <input type="checkbox"/> initial adjustable rate not to exceed _____ % Buyer to pay zero points or up to _____ % of the loan amount	Conventional or, if checked, <input type="checkbox"/> Seller Financing <input type="checkbox"/> Other
E(3)	7A Occupancy Type	Primary, or if checked, <input type="checkbox"/> Secondary <input type="checkbox"/> Investment	
F	5D Balance of Down Payment	\$ _____	
PURCHASE PRICE TOTAL		\$ _____	

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 RPA 12/21 (PAGE 1 OF 16) Buyer's Initials _____ Seller's Initials _____
 CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (RPA PAGE 1 OF 16)

- New RPA will be in the December 14th ZipForms Release
- Increased from 10 pages to 16 pages
- All paragraphs that require some affirmative decision or action on the part of the buyer or seller to complete the form are found in the first 4 pages
- It is also the form to be used for the sale of a mobile home but with the applicable addendum (Manufactured Home Purchase Addendum, C.A.R. Form MH-PA)
- It is also the form to be used for a property being sold through the Probate Court in conjunction with a Probate Agreement Purchase Addendum (C.A.R. Form PA-PA)
- There are about 6 other forms that attach to this new RPA that are also revised. ~

**DECEMBER 2021 –
(CONFORMED/DISCONTINUED
PURCHASE AGREEMENTS)**

- 1. RIPA**
- 2. CPA**
- 3. VLPA**
- 4. NODPA**
- 5. MHPA, Discontinued**
- 6. PAPA, Discontinued**

DECEMBER 2021 –
(CONFORMED DRE-APPROVAL
PURCHASE AGREEMENTS)

1. NCPA
2. ABSPA
3. CCSPA

DECEMBER 2021 – (NEW
RPA-RELATED FORMS)

1. TIC-PA
2. TIC-OA
3. TIC-FD
4. COOP-PA
5. COOP-OA

DECEMBER 2021 – (REVISED
FORMS-SUBSTANTIVE
CHANGES)

1. AOAA
2. BCO
3. BXA (formerly BES)
4. CC
5. CCPA
6. CR
7. DID (formerly RID)
8. LPD (formerly FLD)
9. NBP
10. NSP
11. RFR
12. RLAS
13. RR
14. RRRR
15. SCO
16. SMCO
17. SPQ
18. SXA (formerly SES)
19. WDFA

DECEMBER 2021 – (REVISED
FORMS-MINIMAL CHANGES)

1. AAA
2. AB
3. ABA
4. AC
5. AD
6. ADM
7. AEA
8. AFA
9. AS
10. ASA
11. AVID
12. BEO
13. BHHA
14. BIA
15. BIE
16. BIW
17. BUO
18. CCA
19. CND
20. DCE
21. DLT
22. ESV
23. FVAC
24. HOA-IR
25. HOA-RN
26. HOA-RS
27. IOA
28. MCA
29. NNR
30. NTF
31. PA
32. POSA
33. PRBS
34. QS
35. RCSD-B
36. RCSD-S
37. REO
38. SFA
39. SIP
40. SPT
41. SSA
42. SSIA
43. SWPI
44. TA
45. TDS
46. VP
47. WFA
48. WHS
49. WOO



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QUESTIONS???

THANK YOU!

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