

# **STANDARD FORMS /FORUM ON FORMS**

Fall C.A.R. Meeting in Chula Vista - Gayle Jenkins

Wednesday September 17th

Dan Hershkowitz-Chair | Michelle Arvidson-Vicechair | Janet Dorsey-ViceChair | Robin Dickson-Liaison

## **ZipTips w/ Ed Charboneau**

One big CHANGE coming....Change is Good!!!!

**Ability to add a TC to your account**, for free

- TC has their own username and password
- the agent has full access to their TC's account
- For Training: lots of videos on [www.youtube.com/user/CAREALTORS](http://www.youtube.com/user/CAREALTORS) - Additional training online
- C.A.R.; YouTube; Inside ZipForms

**New Publications** - office policy manual & Sample Form Books, etc. for Purchase. New Class (Certified Forms Trainer) with Neil on Zoom - Sept 24th (8hr course)

Media+on Center Now the "Dispute Resolution Center for Real Estate"

**BIG NEWS** - New Version of ZIP Forms coming out and available to start using OCTOBER 1<sup>st</sup>—TRANSACT

- When opening, you will have the option to choose the new TRANSACT program, available to all members. Or stay in the old. It will change over w/in about a year.....Get used to the new program.
- New system has a lot of great new features that will make it easier to transact. - Trainings available
- Sept 26th and October 1st - Member Benefit webinar. There will be continued training
- Special training for Broker Education > all same +melines
- Mobile Version is AWESOME and works so much better
- Skyslope and Guide will not integrate, they are competing
- Yes, DocuSign will still be part of ZipForms
- Existing Transactions & Templates will not be affected with the switch over. - \*\*Desktop version will be obsolete by the end of 2026 - must use online version

**NEW FORMS RELEASE - Currently available and being used \*\*119 New, reviewed, revised forms to be released\*\***  
**CAR.ORG - Can find all these "Red Lined" Forms**

- **MLSA** - Basically reflects new guidance issued by NAR addressing the delayed marketing listings; Explains clear cooperation; internet opt-out language. Days on Market ,etc. SELI and MLS opt-out language so these forms can be retired and just use the New MLSA Form.
- This form is already out and being used
- **FRPRA** - Federal Reporting Requirement Purchase Addendum (use if closing after Dec 1st)
- It is a standalone form and will get added directly into the RPA...stay tuned! Use the Addendum and it's added to RPA. This form is currently bundled with the RPA - cooperate with escrow to collect this information
- Applies to all of California
- Getting info not only from buyer (especially if paying all cash) but also wants info on seller and any 3rd party, i.e., beneficiaries. Also, may want info from mortgage - This is regarding monies for buying, not the down payment
- This may be in the RPA for the December release; however, there is a current court challenge which they are waiting for, therefore, it may not go into the RPA until the Spring. - Escrow won't be able to close until this information is collected - 3 New Forms updated for Property Management
  - Notice to Quit (NTQ)
  - Notice to Cure; or Perform Covenant or Quit (PCQ)
  - Notice to Pay Rent or Quit( PRQ)

**REVISED FORMS (Proposed for December Release)**

- Add'l Agent Acknowledgement AAA
- AC form > changes to wording
- Counter Offer Forms > time period with late acceptance clarification - BRBC - changes to ask if buyers are an entity; a protection re: 90 days, etc - Cancellation
- Extension of Time Amendment > Added Number at Top; box at bottom for rejection.
- RA is now RAD - adjusted issues on What it means to be a REALTOR, identifying steps to consumers on how we are held to a higher standard; adds relationship to buyer or seller; how we are being paid, and if we are receiving a referral
- Receipt for Reports - some changes
- RLA > clarification on seller's reserves
- RPA - Paragraph 11E and more
- Solar Advisory > More info, please read this!!
- Wildfire Disaster Advisory

**REMINDER:**

- BRBC - as agents, we are not the police
- If your Seller wants to know the value they are committing to pay to the buyer, the seller can always ask in a counteroffer for buyer's BRBC.