

2011 GAR Forms Changes



General Changes:

- *Index revised due to new, revised and deleted Forms and Special Stipulations.
- *Table of Context revised due to new, revised and deleted Forms and Special Stipulations.
- *All Date fields within all of the GAR Forms have been revised.
- *ALL GAR forms have all underwent minor formatting and spacing revisions.

Important universal changes among the contracts:

- ❖ The Time Limit/Acceptance box within the contracts has been changed to the following:

Time Limit of the Offer: The terms of this Agreement shall constitute an offer ("Offer") which shall expire at _____ o'clock _____m. on the date of _____ unless prior to that time the Offer is accepted in writing and notice of the acceptance is delivered to the party who made the Offer.

The following pages will list the changes to the forms in the entire GAR Form Library. Paragraph numbers on the left, are the original numbers of the ¶'s in the previous years (2010) form.

F1 Exclusive Seller Listing Agreement

- ¶ 3 Broker's Duties to Seller. New Section A added (i.e. "make all disclosures required by law")
Section A – now section B
Section B – now section C
Section C – now section D
- ¶ 5 Marketing. Section A. Generally – Language revised.
- ¶ 7 Commission – Section A.2 – language revised.
- ¶ 10 Limits on Broker's Authority and Responsibility.
Section D – Deleted.
Section E – now section D
Section F – now section E
Section G – now section F
New section/language added as section G.
- *** New paragraph 20 – Survival
- ¶ 20 Entire Agreement – now paragraph 21
- ¶ 21 GAR Forms – now paragraph 22
- ¶ 22 Notices – now paragraph 23
- *** "Member of: _____ of REALTORS®" added to signature lines.

F2 Non-Exclusive Seller Listing Agreement

- ¶ 3 Broker's Duties to Seller. New Section A added (i.e. "make all disclosures required by law")
Section A – now section B
Section B – now section C
Section C – now section D
- ¶ 5 Marketing. Section A. Generally – Language revised.
- ¶ 10 Limits on Broker's Authority and Responsibility.
Section D – Deleted.
Section E – now section D
Section F – now section E
Section G – now section F
New section/language added as section G.
- *** New paragraph 20 – Survival
- ¶ 20 Entire Agreement – now paragraph 21
- ¶ 21 Limit's on Seller's Responsibility – now paragraph 22
- ¶ 22 GAR Forms – now paragraph 23
- ¶ 23 Notices – now paragraph 24
- *** "Member of: _____ of REALTORS®" added to signature lines.

F3 Authorization to Show Unlisted Property

- *** "Member of: _____ of REALTORS®" added to signature lines.

F4 Exclusive Buyer Brokerage Agreement

- ¶ 1 Exclusive Agreement. Language throughout section revised. Last sentence deleted.
- ¶ 3 Broker's Duties to Buyer. New Section A added (i.e. "make all disclosures required by law")
Section A – now section B
Section B – now section C
Section C – now section D
- ¶ 4 Buyer's Duties. Section A – deleted.
Section B – now section A, language revised.
Section C – now section B
Section D – now section C, language revised
Section E – now section D, language revised
Section F – now section E
New sections/language added; new section F, G, and H
- ¶ 6 Commission. Entire section revised. New Commission language added in sections A, B, C, D.
- ¶ 7 Protected Period and Commission – minor language revisions throughout section.
- ¶ 8 Default by Buyer – Deleted. Now covered in the new Commission paragraph (paragraph 6)
- ¶ 9 Limits on Broker's Authority and Responsibility. Now paragraph 8.
Section D – Deleted.
Section E – now section D
Section F – now section E
Section G – now section F
New section/language added as section G.
- ¶ 10 Disclosures – now paragraph 9
- ¶ 11 Disclosures of Potentially Fraudulent Activities – now paragraph 10
- ¶ 12 Brokers Policy on Agency – now paragraph 11
- ¶ 13 Dual Agency Disclosure – now paragraph 12
- ¶ 14 Designated Agency Disclosure – now paragraph 13
- ¶ 15 Independent Contractor Relationship – now paragraph 14
- ¶ 16 Extension – now paragraph 15
- ¶ 17 No Imputed Knowledge – now paragraph 16
- ¶ 18 Governing Law – now paragraph 17
- *** New paragraph 18 – Survival
- *** New paragraph 22 - Receipt By Buyer of Consumer Protection Brochure
- *** "Member of: _____ of REALTORS[®]" added to signature lines.

F5 Non-Exclusive Buyer Brokerage Agreement

- ¶ 1 Non-Exclusive Agreement. Language throughout section revised. Last sentence deleted.
- ¶ 3 Broker's Duties to Buyer. New Section A added (i.e. "make all disclosures required by law")
Section A – now section B
Section B – now section C
Section C – now section D
- ¶ 4 Buyers Duties. Section A – deleted.
Section B – now section A, language revised.
Section C – now section B
Section D – now section C, language revised
Section E – now section D, language revised
Section F – now section E
New sections/language added; new section F, G, and H
- ¶ 6 Commission. Entire section revised. New Commission language added in sections A, B, C, D.
- ¶ 7 Protected Period and Commission – minor language revisions throughout section.
- ¶ 8 Default by Buyer – Deleted. Now covered in the new Commission paragraph (paragraph 6)
- ¶ 9 Limits on Broker's Authority and Responsibility. Now paragraph 8.
Section D – Deleted.
Section E – now section D
Section F – now section E
Section G – now section F
New section/language added as section G.
- ¶ 10 Disclosures – now paragraph 9
- ¶ 11 Disclosures of Potentially Fraudulent Activities – now paragraph 10
- ¶ 12 Brokers Policy on Agency – now paragraph 11
- ¶ 13 Dual Agency Disclosure – now paragraph 12
- ¶ 14 Designated Agency Disclosure – now paragraph 13
- ¶ 15 Independent Contractor Relationship – now paragraph 14
- ¶ 16 Extension – now paragraph 15
- ¶ 17 No Imputed Knowledge – now paragraph 16
- ¶ 18 Governing Law – now paragraph 17
- *** New paragraph 18 – Survival
- *** New paragraph 22 - Receipt By Buyer of Consumer Protection Brochure
- *** "Member of: _____ of REALTORS[®]" added to signature lines.

F6 Customer Acknowledgement

*** New paragraph - Receipt By Buyer of Consumer Protection Brochure

F7 Exclusive Leasing Listing Agreement

*** New paragraph 19 – Survival

¶ 19 Entire Agreement – now paragraph 20

¶ 20 GAR Forms – now paragraph 21

¶ 21 Notices – now paragraph 22

*** “Member of: _____ of REALTORS®” added to signature lines.

F8 Exclusive Leasing/Management Agreement

¶ 2 Term. Minor language revisions throughout section.

¶ 6 Receipt and Payment of Funds. Language revised. Now includes sections A-G.

¶ 9 Brokers Authority. Language in section B. revised.

¶ 16 Owner’s Responsibility. Minor language revision in section C.

*** “Member of: _____ of REALTORS®” added to signature lines.

F9 Exclusive Tenant Brokerage Agreement

¶ 1 Exclusive Agreement. Language throughout section revised. Last sentence deleted.

¶ 3 Broker’s Duties to Tenant. New Section A added (i.e. “make all disclosures required by law”)

Section A – now section B

Section B – now section C

Section C – now section D

¶ 4 Tenant’s Duties. Section A – deleted.

Section B – now section A, language revised.

Section C – now section B

Section D – now section C, language revised

Section E – now section D, language revised

Section F – now section E

New sections/language added; new section F and G.

¶ 5 Retainer Fee – language revised

¶ 7 Limits on Broker’s Authority and Responsibility.

Section D – Deleted.

Section E – now section D

Section F – now section E

Section G – now section F

New section/language added as section G.

*** New paragraph 17 – Survival

¶ 17 Entire Agreement – now paragraph 18

¶ 18 GAR Forms – now paragraph 19

¶ 19 Notices – now paragraph 20

*** “Member of: _____ of REALTORS®” added to signature lines.

F10 Non-Exclusive Tenant Brokerage Agreement

¶ 1 Exclusive Agreement. Language throughout section revised. Last sentence deleted.

¶ 3 Broker’s Duties to Tenant. New Section A added (i.e. “make all disclosures required by law”)

Section A – now section B

Section B – now section C

Section C – now section D

¶ 4 Tenant’s Duties. Section A – deleted.

Section B – now section A, language revised.

Section C – now section B

Section D – now section C, language revised

Section E – now section D, language revised

Section F – now section E

New sections/language added; new section F and G.

¶ 5 Retainer Fee – language revised

¶ 7 Limits on Broker’s Authority and Responsibility.

Section D – Deleted.

Section E – now section D

Section F – now section E

Section G – now section F

New section/language added as section G.

*** New paragraph 17 – Survival

¶ 17 Entire Agreement – now paragraph 18

¶ 18 GAR Forms – now paragraph 19

¶ 19 Notices – now paragraph 20

*** “Member of: _____ of REALTORS®” added to signature lines.

F13 Protect Yourself When Buying a Home

- ¶ 4 Language within section revised
- ¶ 5 Language within section revised
- ¶ 9 Language within section revised
- ¶ 10 Language within section revised

F20 Purchase and Sale Agreement

- ¶ 12B Disbursement of Earnest Money – Additional paragraph added that includes language of Holder offering to disburse earnest money to Seller by check under certain events.
- ¶ 12C Interpleader – Last sentence with the section was revised to include “to cover Holder’s costs and expenses”
- ¶ 14 Disclaimer – Language revised (minor)
- ¶ 15 Lead-Based Paint – Language revised
- ¶ 17 Default – Language revised. Now includes an A. Rights of One Party Against Another Party section and a B. Rights of Broker Against Defaulting Party section.
- ¶ 19 Exhibits and Addenda – now paragraph 20. Conventional Financing Exhibit added to list of Exhibits.
*** New paragraph 19 - Receipt By Buyer of Consumer Protection Brochure
*** Time Limit of the Offer language revised.
*** “Member of: _____ of REALTORS®” added to signature lines.

F22 Counteroffer

- *** Time Limit of the Offer language revised.
- *** “Member of: _____ of REALTORS®” added to signature lines.

F23 New Construction Purchase and Sale Agreement

- ¶ 11B Disbursement of Earnest Money – Additional paragraph added that includes language of Holder offering to disburse earnest money to Seller by check under certain events.
- ¶ 11C Interpleader – Last sentence with the section was revised to include “to cover Holder’s costs and expenses”
- ¶ 13 Disclaimer – Language revised (minor)
- ¶ 15 Default – Language revised. Now includes an A. Rights of One Party Against Another Party section and a B. Rights of Broker Against Defaulting Party section.
- ¶ 21 Exhibits and Addenda – now paragraph 22. Conventional Financing Exhibit added to list of Exhibits.
*** New paragraph 21 - Receipt By Buyer of Consumer Protection Brochure
*** Time Limit of the Offer language revised.
*** “Member of: _____ of REALTORS®” added to signature lines.

F27 Lot Purchase and Sale Agreement

- ¶ 11B Disbursement of Earnest Money – Additional paragraph added that includes language of Holder offering to disburse earnest money to Seller by check under certain events.
- ¶ 11C Interpleader – Last sentence with the section was revised to include “to cover Holder’s costs and expenses”
- ¶ 13 Disclaimer – Language revised (minor)
- ¶ 15 Default – Language revised. Now includes an A. Rights of One Party Against Another Party section and a B. Rights of Broker Against Defaulting Party section.
- ¶ 17 Exhibits and Addenda – now paragraph 18. Conventional Financing Exhibit added to list of Exhibits.
*** New paragraph 17 - Receipt By Buyer of Consumer Protection Brochure
*** Time Limit of the Offer language revised.
*** “Member of: _____ of REALTORS®” added to signature lines.

F29 Lease/Purchase Agreement

- ¶ 12B Disbursement of Earnest Money – Additional paragraph added that includes language of Holder offering to disburse earnest money to Seller by check under certain events.
- ¶ 12C Interpleader – Last sentence with the section was revised to include “to cover Holder’s costs and expenses”
- ¶ 14 Disclaimer – Language revised (minor)
- ¶ 15 Lead-Based Paint – Language revised
- ¶ 17 Default – Language revised. Now includes an A. Rights of One Party Against Another Party section and a B. Rights of Broker Against Defaulting Party section.
- ¶ 20 Exhibits and Addenda – now paragraph 21.
*** New paragraph 20 - Receipt By Buyer of Consumer Protection Brochure
*** Time Limit of the Offer language revised.
*** “Member of: _____ of REALTORS®” added to signature lines.

F30 Lease for Lease/Purchase Agreement Exhibit

- ¶ 6 Security Deposit – Section A – language revised.
Section B – Deposit of the Same – language in C.2. revised.
Section G – Delivery of Move Out Statement – language within section revised.
- ***
New paragraph 7 – Administrative Fee
- ¶ 7 Utilities – now paragraph 8. Language within section revised.
- ¶ 8 Move-in Inspection – now paragraph 9.
- ¶ 9 Owner's Property Disclosure Statement – now paragraph 10.
- ¶ 10 Tenant's Responsibilities – now paragraph 11. Section B – Missed Appointments deleted.
Section C – Lawn and Exterior Maintenance – now section B
Section D – Pest Control – now section C
Section E – Smoke Detector – now section D
Section F – Freezing of Pipes – now section E
Section G – Mold and Mildew – now section F
Section H – Access Codes – now section G. Language revised.
Section I – Holding Over – now section H.
- ¶ 11 Lead-Based Paint – now paragraph 12. Language revised.
- ¶ 12 Notice of Propensity of Flooding – now paragraph 13.
- ¶ 13 Sublet and Assignment – now paragraph 14.
- ¶ 14 Use – now paragraph 15.
- ¶ 15 Nuisances and Unlawful Activity – now paragraph 16.
- ¶ 16 Property Loss – now paragraph 17.
- ¶ 17 Right of Access, Signage – now paragraph 18. Language revised.
- ¶ 18 Rules and Regulations – now paragraph 19. Section N - language revised.
- ¶ 19 Default – now paragraph 20. Section A - language revised.
- ¶ 20 Destruction of Property – now paragraph 21.
- ¶ 21 Mortgagee's Rights – now paragraph 22.
- ¶ 22 Disclaimer – now paragraph 23. Section A - language revised.
- ¶ 23 Other Provisions – now paragraph 24. Section G – Indemnification – language revised.
- ¶ 24 Agency Brokerage and Property Management – now paragraph 25.
- ¶ 25 Exhibits – now paragraph 26.
- ***
"Member of: _____ of REALTORS®" added to signature lines.

Binding Agreement Date language added.

F31 Option Agreement

- ***
Signature lines reformatted.

"Member of: _____ of REALTORS®" added to signature lines.

F32 Commission Confirmation Agreement/Instructions to Closing Attorney

- ***
"Member of: _____ of REALTORS®" added to signature lines.

F33 Condominium Resale Purchase and Sale Agreement

- ¶ 12B Disbursement of Earnest Money – Additional paragraph added that includes language of Holder offering to disburse earnest money to Seller by check under certain events.
- ¶ 12C Interpleader – Last sentence with the section was revised to include "to cover Holder's costs and expenses"
- ¶ 14 Disclaimer – Language revised (minor)
- ¶ 15 Lead-Based Paint – Language revised
- ¶ 17 Default – Language revised. Now includes an A. Rights of One Party Against Another Party section and a B. Rights of Broker Against Defaulting Party section.
- ***
New paragraph 19 - Receipt By Buyer of Consumer Protection Brochure
- ¶ 19 Common Expense Assessments – now paragraph 20
- ¶ 20 Common Elements Sold "As Is." – now paragraph 21
- ¶ 21 Exhibits and Addenda – now paragraph 22. Conventional Financing Exhibit added to list of Exhibits.
- ***
Time Limit of the Offer language revised.

"Member of: _____ of REALTORS®" added to signature lines.

F34 Land Purchase and Sale Agreement

- ¶ 12B Disbursement of Earnest Money – Additional paragraph added that includes language of Holder offering to disburse earnest money to Seller by check under certain events.
- ¶ 12C Interpleader – Last sentence with the section was revised to include "to cover Holder's costs and expenses"
- ¶ 14 Disclaimer – Language revised (minor)
- ¶ 16 Default – Language revised. Now includes an A. Rights of One Party Against Another Party section and a B. Rights of Broker Against Defaulting Party section.
- ***
New paragraph 18 - Receipt By Buyer of Consumer Protection Brochure
- ¶ 18 Property Not Being Sold for Value of Any Improvements on Land – now paragraph 19
- ¶ 19 Assignment – now paragraph 20
- ¶ 20 Exhibits and Addenda – now paragraph 21
- ***
Time Limit of the Offer language revised.

"Member of: _____ of REALTORS®" added to signature lines.

NEW FORM F36 Option Agreement to Purchase Leased Property Exhibit

F40 Lease for Residential Property

- ¶ 6 Security Deposit – Section A – language revised.
Section B – Deposit of the Same – language in C.2. revised.
Section G – Delivery of Move Out Statement – language within section revised.
- ***
New paragraph 7 – Administrative Fee
- ¶ 7 Utilities – now paragraph 8. Language within section revised.
- ¶ 8 Move-in Inspection – now paragraph 9.
- ¶ 9 Owner's Property Disclosure Statement – now paragraph 10.
- ¶ 10 Tenant's Responsibilities – now paragraph 11.
Section B – Missed Appointments deleted.
Section C – Lawn and Exterior Maintenance – now section B
Section D – Pest Control – now section C
Section E – Smoke Detector – now section D
Section F – Freezing of Pipes – now section E
Section G – Mold and Mildew – now section F
Section H – Access Codes – now section G. Language revised.
- ¶ 11 Lead-Based Paint – now paragraph 12. Language revised.
- ¶ 12 Notice of Propensity of Flooding – now paragraph 13.
- ¶ 13 Sublet and Assignment – now paragraph 14.
- ¶ 14 Use – now paragraph 15.
- ¶ 15 Nuisances and Unlawful Activity – now paragraph 16.
- ¶ 16 Property Loss – now paragraph 17.
- ¶ 17 Right of Access, Signage – now paragraph 18. Language revised.
- ¶ 18 Rules and Regulations – now paragraph 19. Section N - language revised.
- ¶ 19 Default – now paragraph 20. Section A - language revised.
- ¶ 20 Destruction of Property – now paragraph 21.
- ¶ 21 Mortgagee's Rights – now paragraph 22.
- ¶ 22 Disclaimer – now paragraph 23. Section A - language revised.
- ¶ 23 Other Provisions – now paragraph 24. Section G – Indemnification – language revised.
- ¶ 24 Early Termination by Tenant – now paragraph 25. Section A. 3. - language revised.
- ¶ 25 Early Termination by Landlord – now paragraph 26.
- ¶ 26 Renewal Term – now paragraph 27.
- ¶ 27 Agency Brokerage and Property Management – now paragraph 28.
- ¶ 28 Exhibits – now paragraph 29.
- ***
“Member of: _____ of REALTORS®” added to signature lines.
- ***
Binding Agreement Date language added.

F44 Rental Application

- ***
SSN and Birthday lines added after “Spouse/Significant Other” lines.

F49 Owner's Property Disclosure Statement (Lease)

- ***
New Sections were added to the form. Form now provides 4 Sections labeled “A. Instructions to Seller in Completing this Disclosure Statement”, “B. How this Statement Should be Used by Buyer”, and “C. Disclosures”
- ¶ 1 Soils, Trees, Shrubs, and Boundaries – language in sections a – d revised. New section e added.
- ¶ 2 Roof, Gutters and Downspouts – language in section b revised.
- ¶ 3 Termites, Dry-Rot, Pests, and Wood-Destroying Organisms – check box for “periodic inspections only” added.
- ¶ 4 Drainage, Flooding and Moisture – Subtitle changed to “Flooding, Drainage, Moisture and Springs”. Language in sections a – f revised. Now includes a new section g.
- ¶ 5 Plumbing Related Items – Subtitle changed to “Sewer/Plumbing Related Items”. Language in sections a – h revised. Section expanded to include sections I and j.
- ¶ 6 Toxic Substances – Subtitle changed to Environmental/Health/Safety Concerns. Language in sections a and b revised. Section expanded to include sections c and d.
- ¶ 7 Covenants, Fees and Assessments – Language in section a revised.
- ***
Owner's Representation and Receipt and Acknowledgement – Language revised.

F50 Seller's Property Disclosure Statement

- ***
Opening Paragraph language revised
- ***
New Sections were added to the form. Form now provides 4 Sections labeled “A. Instructions to Seller in Completing this Disclosure Statement”, “B. How this Statement Should be Used by Buyer”, “C. Disclosures” and “D. Fixtures/Items”
- ¶ 1 Occupancy – language in section b revised.
- ¶ 2 Soils, Trees, Shrubs, and Boundaries – language in sections a – d revised. New section e added.
- ¶ 3 Termites, Dry-Rot, Pests, and Wood-Destroying Organisms – language in sections a – f revised.
- ¶ 4 Structural Items, Additions, and Alterations – language in sections b, c, d, and g revised. Section h deleted.
- ¶ 6 Roof, Gutters and Downspouts – language in sections b and c revised.

F50 (Continued)

- ¶ 7 Drainage, Flooding and Moisture – Subtitle changed to “Flooding, Drainage, Moisture and Springs”. Language in sections a – g revised.
- ¶ 8 Plumbing Related Items – Subtitle changed to “Sewer/Plumbing Related Items”. Language in sections a – j revised.
- ¶ 9 Other Systems and Components – Subtitle changed to “Systems and Components”. Language in sections a – k revised. Section expanded to include sections j – r.
- ¶ 10 Toxic Substances – Subtitle changed to Environmental/Health/Safety Concerns. Language in sections a and b revised. Section expanded to include sections c and d.
- ¶ 11 Covenants, Fees and Assessments – now ¶ 13. Language in section a revised. Sections b – e deleted.
- *** New ¶ 11 added, “Litigation and Insurance”
- ¶ 12 Other Matters – Language in section revised. Only has sections a – e.
- ¶ 13 Fixtures/Items – Now Section “D”. Items removed include: Closet Shelving System, Outdoor Bench, Radio (Built-In), Septic Pump, Swimming Pool. Sections added include: Above Ground Pool, Basement/Crawl Space Ventilator Fan, Boat Dock servicing the Property, Doorbell, Outdoor Furniture, Outdoor Playhouse, Sewage Pump.
- *** Seller’s Representation and Receipt and Acknowledgement – Language revised.

F51 Seller’s Property Disclosure Statement (New Construction)

- *** Opening Paragraph language revised
- *** New Sections were added to the form. Form now provides 4 Sections labeled “A. Instructions to Seller in Completing this Disclosure Statement”, “B. How this Statement Should be Used by Buyer”, and “C. Disclosures”
- ¶ 2 Soils, Trees, Shrubs, and Boundaries – language in section e added.
- ¶ 8 Covenants, Fees and Assessments – now ¶ 13. Language in section a revised. Sections b – e deleted.
- *** Seller’s Representation and Receipt and Acknowledgement – Language revised.

F52 Seller’s Property Disclosure Statement (Condominium)

- *** Opening Paragraph language revised
- *** New Sections were added to the form. Form now provides 4 Sections labeled “A. Instructions to Seller in Completing this Disclosure Statement”, “B. How this Statement Should be Used by Buyer”, “C. Disclosures” and “D. Fixtures/Items”
- ¶ 1 Occupancy – language in section b revised.
- ¶ 2 Soils, Trees, Shrubs, and Boundaries – language in sections a – c revised. New section e added.
- ¶ 6 Drainage, Flooding and Moisture – Language in section c revised.
- ¶ 13 Fixtures/Items – Now section D.
- ¶ 14 Lead-Based Paint – now paragraph 13
- ¶ 15 Agricultural Disclosure – now paragraph 14
- ¶ 16 Additional Explanations – now paragraph 15.
- *** Seller’s Representation and Receipt and Acknowledgement – Language revised.

F53 Seller’s Property Disclosure Statement (Lot/Land)

- *** Opening Paragraph language revised
- *** New Sections were added to the form. Form now provides 4 Sections labeled “A. Instructions to Seller in Completing this Disclosure Statement”, “B. How this Statement Should be Used by Buyer” and “C. Disclosures”.
- *** Occupancy section added as paragraph 1.
- ¶ 1 Soils, Trees, Shrubs, and Boundaries – now paragraph 2. Sections a and b moved to new Occupancy section; section b language revised. Section renumbered; now only includes sections a – g.
- ¶ 2 Toxic Substances – now paragraph 3
- ¶ 3 The Property – now paragraph 4
- ¶ 4 Covenants, Fees and Assessments – now paragraph 5. Language in section a revised. Sections b – d deleted.
- ¶ 5 Other Matters – now paragraph 6.
- ¶ 6 Agricultural Disclosure – now paragraph 7
- ¶ 7 Utilities – now paragraph 8.
- ¶ 8 Additional Explanations – now paragraph 9.
- *** Seller’s Representation and Receipt and Acknowledgement – removed numbering and language revised.

F54 Lead-Based Paint Exhibit

- ¶ 2 Seller’s/Lessor’s Disclosure – “Seller’s/Lessor’s” initial box deleted in sections A and B and replace with a line for Seller’s/Lessor’s initials.
- *** Buyer’s/Lessee’s Acknowledgment – now paragraph 3.
Sections C, D, and E have been changed to A, B, and C.
“Buyer’s/Lessor’s” initial box deleted in sections A, B, and C and replace with a line for Buyer’s/Lessor’s initials.
Minor language revisions in section A.
- *** Broker’s Acknowledgment – now paragraph 4.
Section letter “F” numbering removed.
“Broker” initial box deleted and replace with a line for Broker’s or Licensee of Broker initials.
- ¶ 3 Certification of Accuracy – now paragraph 5.

F63 FHA Loan Exhibit

- *** New Paragraph 1 "Application"
- *** New Paragraph 2 "Buyer to Apply for Loan Approval with Agreed Upon Mortgage Lender"
- *** New Paragraph 3 "Financing Contingency"
- *** New Paragraph 4 "Duty to Deliver Evidence of Ability to Close"
- *** New Paragraph 5 "Authorization of Buyer to Release Information to Seller and Brokers"
- *** New Paragraph 6 "Miscellaneous"
- ¶ 1 Now Paragraph 7
- ¶ 2 Now Paragraph 8
- ¶ 3 Now Paragraph 9
- ¶ 4 Now Paragraph 10
- ¶ 5 Now Paragraph 11
- ¶ 6 Now Paragraph 12
- ¶ 7 Now Paragraph 13
- ¶ 8 Now Paragraph 14
- ¶ 9 Now Paragraph 15
- ¶ 10 Now Paragraph 16
- ¶ 11 Now Paragraph 17
- *** New Paragraph 18
- *** Buyer/Seller/Broker Initial lines removed; Buyer/Seller/Selling Broker/Listing Broker signature lines added.
- *** "Member of: _____ of REALTORS®" added to signature lines.

NEW FORM F64 Conventional Financing Contingency Exhibit

F65 VA Loan Exhibit

- *** Opening Paragraph language revised.
- *** New Paragraph 1 "Application"
- *** New Paragraph 2 "Buyer to Apply for Loan Approval with Agreed Upon Mortgage Lender"
- *** New Paragraph 3 "Financing Contingency"
- *** New Paragraph 4 "Duty to Deliver Evidence of Ability to Close"
- *** New Paragraph 5 "Authorization of Buyer to Release Information to Seller and Brokers"
- *** New Paragraph 6 "Miscellaneous"
- ¶ 1 Now Paragraph 7
- ¶ 2 Now Paragraph 8
- ¶ 3 Now Paragraph 9
- ¶ 4 Now Paragraph 10
- ¶ 5 Now Paragraph 11
- ¶ 6 Now Paragraph 12
- ¶ 7 Now Paragraph 13
- *** Buyer/Seller/Broker Initial lines removed; Buyer/Seller/Selling Broker/Listing Broker signature lines added.
- *** "Member of: _____ of REALTORS®" added to signature lines.

F82 Earnest Money Transfer to Seller Amendment

- *** Signature lines reformatted.
- *** "Member of: _____ of REALTORS®" added to signature lines.

F83 Notice to Terminate; Termination and Release Agreement

- *** Title of the Form Changed to Unilateral Notice to Terminate; Agreement to Disburse Earnest Money.
- *** Entire form revised. Mutual Agreement to Terminate Purchase and Sale Agreement deleted from form. Form now only includes 2 sections. Section 1. Unilateral Notice to Terminate and Section 2. Agreement to Disburse Earnest Money with Unilateral Termination.

NEW FORM F88 Mutual Settlement Agreement

NEW FORM F94 Short Sale Contingency Exhibit

F100 Amendment to Remove Inspection Contingency

- *** Signature lines reformatted.
- *** "Member of: _____ of REALTORS®" added to signature lines.

F102 Amendment to Remove Contingency

- *** Signature lines reformatted.
- *** "Member of: _____ of REALTORS®" added to signature lines.

F103 Amendment to Remove Contingency of Sale or Lease of Buyer's Property

*** Signature lines reformatted.

*** "Member of: _____ of REALTORS®" added to signature lines.

F104 Amendment to Change Closing/Possession Date

*** Signature lines reformatted.

*** "Member of: _____ of REALTORS®" added to signature lines.

F105 Amendment to Agreement

*** Signature lines reformatted.

*** "Member of: _____ of REALTORS®" added to signature lines.

F106 Amendment to Brokerage Engagement

*** Property Address (if applicable) lines were added in first paragraph.

*** "Member of: _____ of REALTORS®" added to signature lines.

F107 Amendment to Address Concerns with Property

*** Signature lines reformatted.

*** "Member of: _____ of REALTORS®" added to signature lines.

F108 Amendment to Reduce Sales Price

*** Signature lines reformatted.

*** "Member of: _____ of REALTORS®" added to signature lines.

F126 Buyer's Authorization to Make Repairs and/or Improvements Prior to Closing Amendment

*** Signature lines reformatted.

*** "Member of: _____ of REALTORS®" added to signature lines.

F130 New Construction Agreement (Cost Plus)

*** Time Limit of the Offer language revised.

F131 New Construction Agreement (Stipulated Sum)

*** Time Limit of the Offer language revised.

F142 Confidentiality Agreement

*** Time Limit of the Offer language revised.

*** "Member of: _____ of REALTORS®" added to signature lines.

NEW FORM F143 Notice of the Exercise of Tenant's/Buyer's Option to Purchase Property

CF1 Commercial Exclusive Seller Listing Agreement

¶ 4 Broker's Duties to Seller. New Section A added (i.e. "make all disclosures required by law")

Section A – now section B

Section B – now section C

Section C – now section D

¶ 6 Marketing. Section A. Generally – Language revised.

¶ 8 Commission – Section A.2 – language revised.

*** New paragraph 9 - Seller Default.

¶ 9 Limits on Broker's Authority and Responsibility – now paragraph 10.

Section D – Deleted.

Section E – now section D

Section F – now section E

Section G – now section F

New section/language added as section G.

¶ 10 Disclosures – now paragraph 11.

¶ 11 Disclosure of Potentially Fraudulent Activities – now paragraph 12

¶ 12 Broker's Policy on Agency – now paragraph 13

¶ 13 Dual Agency Disclosure – now paragraph 14

¶ 14 Designated Agency Disclosure – now paragraph 15

¶ 15 Early Termination - Deleted

*** New paragraph 20 – Survival

¶ 20 Entire Agreement – now paragraph 21

¶ 21 GAR Forms – now paragraph 22

¶ 22 Notices – now paragraph 23

¶ 23 Exhibits – now paragraph 24

*** "Member of: _____ of REALTORS®" added to signature lines

CF2 Commercial Purchase and Sale Agreement

¶ 15 Disclaimer – Language revised (minor)

¶ 18 Default – Language revised. Now includes an A. Rights of One Party Against Another Party section and a B. Rights of Broker Against Defaulting Party section.

*** Time Limit of the Offer language revised.

*** “Member of: _____ of REALTORS®” added to signature lines.

CF4 Commercial Purchase and Sale Agreement Exhibit “B” Due Diligence Materials

*** Form Deleted.

CF4-B1 Exhibit “B1” Due Diligence Business & Property

*** Check boxes added throughout form.

CF4-B2 Exhibit “B2” Due Diligence Documents for Conveyance of a Residential, Office, Retail or Industrial Building

*** Check boxes added throughout form.

CF4-B3 Exhibit “B3” Due Diligence Documents for Conveyance of Equipment and/or Other Personal Property Incidental to the Conveyance of Real Property

*** Check boxes added throughout form.

CF7 Commercial Open Listing Agreement (For Leases)

*** “Member of: _____ of REALTORS®” added to signature lines.

CF8 Commercial Exclusive Leasing/Management Agreement

¶ 8 Brokers Authority. Language in section B. revised.

*** “Member of: _____ of REALTORS®” added to signature lines.

CF9 Commercial Lease Agreement (Single-Tenant Facilities)

¶ 13 Section A.3. all references to “Selling Broker” replaced with “Leasing Broker”

*** Signature lines reformatted.

*** “Member of: _____ of REALTORS®” added to signature lines.

CF10 Commercial Lease Agreement (Multi-Tenant Facilities)

¶ 14 Section A.3. all references to “Selling Broker” replaced with “Leasing Broker”

*** Signature lines reformatted.

*** “Member of: _____ of REALTORS®” added to signature lines.

CF11 Commercial Lease Agreement Amendment

*** Signature lines reformatted.

*** “Member of: _____ of REALTORS®” added to signature lines.

CF12 Commercial Sublease Agreement

*** Signature lines reformatted.

*** “Member of: _____ of REALTORS®” added to signature lines.

CF15 Commercial Lease Termination and Release Agreement

*** “Member of: _____ of REALTORS®” added to signature lines.

CF16 Commercial Lease Commission Assumption Agreement

*** Signature lines reformatted.

*** “Member of: _____ of REALTORS®” added to signature lines.

CO1 Independent Contractor Agreement

*** “Member of: _____ of REALTORS®” added to signature lines.

CO3 Agreement Between Licensee, Georgia Broker and Out-of-State Broker

*** “Member of: _____ of REALTORS®” added to signature lines.

CO8 Agreement Between Georgia Broker and Out-of-State Broker (For Listing of Georgia Property)

*** “Member of: _____ of REALTORS®” added to signature lines.

CO9 Agreement Between Georgia Broker and Out-of-State Broker (For the Purchase or Lease of Georgia Property)

*** "Member of: _____ of REALTORS®" added to signature lines.

CO10 Referral Agreement (Broker to Broker)

*** "Member of: _____ of REALTORS®" added to signature lines.

CO12 Agreement Between New Broker and Former Broker of a Transferring Licensee

*** "Member of: _____ of REALTORS®" added to signature lines.

Special Stipulations

- SS 516 Short Sale Contingency – deleted from the special stipulations and made into an exhibit.
- SS 622 Conformed Copy of Agreement – language revised; removed Buyer and Seller Initial lines
- *** New Special Stipulation – SS 633 Option Payment Applied Toward Purchase Price
- *** New Special Stipulation – SS 635 Rent Applied Toward Purchase Price