

2019 GAR Forms Revisions Package Changes



The following pages will list the changes to the forms in the entire GAR Forms Revisions Package. The changes noted below are changes made after the initial release of the forms dated 01/01/2019.

CB04 Lead-Based Paint Pamphlet

*** Removed copyright language from footer of first page and replaced with disclaimer

CB07 Mold Pamphlet

*** Removed copyright language from footer of first page and replaced with disclaimer

CB08 EPA Home Buyer's and Seller's Guide to Radon Pamphlet

*** Removed copyright language from footer of first page and replaced with disclaimer

F101 Exclusive Seller Listing Agreement

¶B(2)(a) Initial Listing Period – modified language regarding the extension of the listing period

¶C(4) Limits on Broker's Authority, Responsibility and Liability – modified title remove "Liability"; removed ¶C(4)(g); all subsequent ¶s re-numbered

*** New Subsection - ¶C(5) LIMIT ON BROKER'S LIABILITY; all subsequent ¶s re-numbered

F104 Non-Exclusive Seller Listing Agreement

¶B(2)(a) Initial Listing Period – modified language regarding the extension of the listing period

¶C(4) Limits on Broker's Authority, Responsibility and Liability – modified title remove "Liability"; removed ¶C(4)(g); all subsequent ¶s re-numbered

*** New Subsection - ¶C(5) LIMIT ON BROKER'S LIABILITY; all subsequent ¶s re-numbered

*** Added "Exclusive" in disclaimer on top of signature page

F110 Exclusive Buyer Brokerage Agreement

¶C(3) Fair Housing Disclosure – added "or away from"

¶C(4) Limits on Broker's Authority and Responsibility – removed ¶C(4)(e); all subsequent ¶s re-numbered

*** New Subsection - ¶C(5) LIMIT ON BROKER'S LIABILITY; all subsequent ¶s re-numbered

F113 Non-Exclusive Buyer Brokerage Agreement

¶C(3) Fair Housing Disclosure – added "or away from"

¶C(4) Limits on Broker's Authority and Responsibility – removed ¶C(4)(e); all subsequent ¶s re-numbered

*** New Subsection - ¶C(5) LIMIT ON BROKER'S LIABILITY; all subsequent ¶s re-numbered

F122 Exclusive Leasing Listing Agreement

¶3 Limits on Broker's Authority and Responsibility – removed ¶(3)(F); all subsequent ¶s re-numbered

*** New Subsection - ¶4 LIMIT ON BROKER'S LIABILITY; all subsequent ¶s re-numbered

F125 Non-Exclusive Leasing Listing Agreement

¶3 Limits on Broker's Authority and Responsibility – removed ¶(3)(F); all subsequent ¶s re-numbered

*** New Subsection - ¶4 LIMIT ON BROKER'S LIABILITY; all subsequent ¶s re-numbered

F128 Exclusive Leasing/Management Agreement

¶10 Limits on Broker's Authority and Responsibility – removed ¶(10)(F)

*** New Subsection - ¶11 LIMIT ON BROKER'S LIABILITY; all subsequent ¶s re-numbered

¶38 Exhibits and Addenda – removed two "Other" lines

*** Removed "not" from Additional Signature Page line

F134 Exclusive Tenant Brokerage Agreement

- ¶5 Fair Housing Disclosure – added “or away from”
- ¶7 Limits on Broker’s Authority and Responsibility – removed ¶7(e); all subsequent ¶s re-numbered
- *** New Subsection - ¶8 LIMIT ON BROKER’S LIABILITY; all subsequent ¶s re-numbered

F137 Non-Exclusive Tenant Brokerage Agreement

- ¶5 Fair Housing Disclosure – added “or away from”
- ¶7 Limits on Broker’s Authority and Responsibility – removed ¶7(e); all subsequent ¶s re-numbered
- *** New Subsection - ¶8 LIMIT ON BROKER’S LIABILITY; all subsequent ¶s re-numbered

F155 Unilateral Termination of Brokerage Engagement Agreement

- *** Modified language regarding client’s obligation to pay commissions

F158 Notice to Extend Listing Period – NEW FORM

F201 Purchase and Sale Agreement

- ¶A(4) Closing and Possession – added “Date” to section title
- ¶B(4) Closing and Possession – added “Date” to section title
- ¶B(10)(a)(3) Material Relationship – moved definition to ¶C(5)
- ¶B(10)(c) Disclaimer – added language that broker is relying on information about property and transaction provided by seller
- ¶C(4)(e) Entire Agreement, Modification and Assignment – added language that all agreements relating to property must be in writing and signed by the parties
- ¶C(5)(b) Binding Agreement Date – added sentence to clarify when agreement becomes binding
- ¶C(6) Beware of Cyber Fraud – changed title to WARNING TO BUYERS AND SELLERS: BEWARE OF CYBER-FRAUD; modified language; added Limitation of Liability section; added parties’ initial lines
- ¶C(7) Exhibits and Addenda – corrected Sale or Lease of Buyer’s Property Contingency Exhibit form number reference; removed two “Other” lines

F210 Lot Purchase and Sale Agreement

- ¶A(4) Closing and Possession – added “Date” to section title
- ¶B(4) Closing and Possession – added “Date” to section title
- ¶B(9)(a)(3) Material Relationship – moved definition to ¶C(5)
- ¶B(9)(c) Disclaimer – added language that broker is relying on information about property and transaction provided by seller
- ¶C(4)(e) Entire Agreement, Modification and Assignment – added language that all agreements relating to property must be in writing and signed by the parties
- ¶C(5)(b) Binding Agreement Date – added sentence to clarify when agreement becomes binding
- ¶C(6) Beware of Cyber Fraud – changed title to WARNING TO BUYERS AND SELLERS: BEWARE OF CYBER-FRAUD; modified language; added Limitation of Liability section; added parties’ initial lines
- ¶C(7) Exhibits and Addenda – removed two “Other” lines

F213 Land Purchase and Sale Agreement

- ¶A(5) Closing and Possession – added “Date” to section title
- ¶B(5) Closing and Possession – added “Date” to section title
- ¶B(12)(a)(3) Material Relationship – moved definition to ¶C(5)
- ¶B(12)(c) Disclaimer – added language that broker is relying on information about property and transaction provided by seller
- ¶C(4)(e) Entire Agreement, Modification and Assignment – added language that all agreements relating to property must be in writing and signed by the parties
- ¶C(5)(b) Binding Agreement Date – added sentence to clarify when agreement becomes binding
- ¶C(7) Beware of Cyber Fraud – changed title to WARNING TO BUYERS AND SELLERS: BEWARE OF CYBER-FRAUD; modified language; added Limitation of Liability section; added parties’ initial lines
- ¶C(8) Exhibits and Addenda – removed two “Other” lines

F228 New Construction Purchase and Sale Agreement

- ¶A(5) Closing and Possession – added “Date” to section title
- ¶B(5) Closing and Possession – added “Date” to section title
- ¶B(14)(a)(3) Material Relationship – moved definition to ¶C(8)
- ¶B(14)(c) Disclaimer – added language that broker is relying on information about property and transaction provided by seller
- ¶C(7)(e) Entire Agreement, Modification and Assignment – added language that all agreements relating to property must be in writing and signed by the parties
- ¶C(8)(b) Binding Agreement Date – added sentence to clarify when agreement becomes binding
- ¶C(9) Beware of Cyber Fraud – changed title to WARNING TO BUYERS AND SELLERS: BEWARE OF CYBER-FRAUD; modified language; added Limitation of Liability section; added parties’ initial lines

F301 Seller's Property Disclosure Statement Exhibit

¶D Fixtures Checklist – changed “Binding Agreement Date” to “Offer Date”; added language that seller is responsible for the cost of leaving behind items; added survival of closing language for this section

F304 Seller's Property Disclosure Statement (Condominium) Exhibit

¶D Fixtures Checklist – changed “Binding Agreement Date” to “Offer Date”; added language that seller is responsible for the cost of leaving behind items; added survival of closing language for this section

F322 Community Association Fees, Disclosures and Related Issues Exhibit

¶4(D) Special Assessments – added “Under Consideration” definition

F410 VA Loan Contingency Exhibit

¶14 Certain Fees Paid by Seller – completely changed section; renamed VA Rules and Regulations; Termite Letter

F510 Closing Attorney Acting as Holder of Earnest Money Exhibit

¶5 Earnest Money Must Be Wired to Closing Attorney Acting As Holder – updated title and section to allow for earnest money to be sent via ACH

*** Closing Attorney Holding Earnest Money in All-Cash Transaction – new ¶7; all subsequent ¶'s renumbered

F704 Amendment to Address Concerns with Property

*** Added language regarding when amendment becomes effective under second whereas

*** Added language that this Amendment must become effective prior to the end of due diligence

F810 Pet Exhibit

*** Service Animal – updated titled of fourth box; removed comfort animal; added language that there is no breed or size restrictions

F907 Owner's Property Disclosure Statement (Lease)

¶9 Other Matters – corrected ¶9 to ¶8; all subsequent ¶'s renumbered

F910 Move-In / Move-Out Condition Report

*** Added Exhibit label to top of page one

F913 Lease for Residential Property

¶A(3)(b) Due Date for Rent – changed “must be paid” to “is due”; added sentence on forms of acceptable payment; removed last sentence of section

¶A(3)(c) Late Date and Late Fee – retitled to Late Date and Additional Rent for Late Payment

¶A(12) Early Termination by Tenant – corrected section reference from B.11 to B12

F916 Lease for Lease/Purchase Agreement

¶A(3)(b) Due Date for Rent – changed “must be paid” to “is due”; added sentence on forms of acceptable payment; removed last sentence of section

¶A(3)(c) Late Date and Late Fee – retitled to Late Date and Additional Rent for Late Payment

F920 Required Renter's Insurance

*** Changed “insureds” to “interests”

*** Modified language that landlord has the right to pay insurance premium and seek costs from tenant

Forms Index

Corrected Amendment to Change Closing/Possession Date from F116 to F716

Corrected Notice to Unilaterally Extend Closing Date for Eight Days from F273 to F270