

2020 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 01/01/2020.

F101 Exclusive Seller Listing Agreement

¶B(5)(b) Multiple Listing Services – updated language on when the Agreement is to be inserted into the MLS

F122 Exclusive Leasing Listing Agreement

*** New ¶20 Brochures and ¶21 Exhibits and Addenda

F125 Non-Exclusive Leasing Listing Agreement

*** New ¶20 Brochures and ¶21 Exhibits and Addenda

F246 Special Stipulations

*** Updated language to allow form to be used in multiple transactions

F316 Lead Based Paint Exhibit Revised AGAIN on 5/22/20

*** Title updated to Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (“Lead-Based Paint Exhibit”)

*** Added language regarding the requirement to have this exhibit signed prior to binding agreement

¶3 Added initial lines under each option

F322 Community Association Disclosure Exhibit

¶3(C)(i) Modified language regarding fees due at closing; added language that “n/a” was the same as \$0.00

¶3(D)(ii) Modified language to address special assessments due in installments

F401 All Cash Sale Exhibit

¶1(A) All Cash Sale – added language under second option to include “hard-money” loans

F404 Conventional Loan Contingency Exhibit

¶11 Appraisal Contingency – corrected “Buyer” to “Seller” under (b)

F510 Closing Attorney Acting as Holder of Earnest Money Exhibit

¶5 Removed language allowing payment specifically by ACH; added language to allow payment by method permitted by closing attorney

F601 Sale or Lease of Buyer’s Property Contingency Exhibit

¶C Modified language of section

*** New Section Kick-Out Clause Explained – all subsequent ¶s renumbered

¶D Updated kick-out options, language and formatting

F719 Amendment to Remove Contingency of Sale or Lease of Buyer’s Property

*** Removed language that all contingencies are removed

C007 Agreement for Licensee Use of a Real Estate Assistant

¶7(b)(1)(s) Corrected “and” to “an”

FOR TRAINING ONLY