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Summary of C.A.R. COVID-19 Forms

<https://www.car.org/riskmanagement/covidlegaldocs>

Residential Listing Agreement Coronavirus Addendum/Amendment RLA-CAA

This is a COVID-19 specific addendum that may be used to modify a listing agreement. If used, it would expire either when all COVID-19 related government orders end or by mutual agreement. By default, it provides that the seller agrees to allow showings. There is a box allowing the seller to refuse showings. If showings are allowed the addendum requires that the listing agent obtain the signature of any prospective buyers on the Coronavirus Property Entry Advisory and Declaration (PEAD) before allowing them to enter. The addendum also allows the listing agent to obtain the seller's express permission to conduct pre-closing activities such as inspections, appraisals etc. There is also a box that can be checked if the seller wants to temporarily withdraw the property from the MLS and suspend marketing.

Notice of Unforeseen Coronavirus Circumstances NUCC

This form is for use when a circumstance covered by the Coronavirus Addendum (CVA) occurs. It lists several pre-closing items eg, loan approval, inspection difficulties, etc, that are to be checked to identify the exact issue that one party cannot comply with timely. It also allows for an explanation and verification of the issue.

Coronavirus Addendum/Amendment CVA

The CVA amends the RPA to add terms allowing for an extension of escrow to accommodate unforeseen delays in performance of the RPA due to Coronavirus-related issues. The default extension of escrow is 30 days with a space to write in a different length of time. There is also a check-box allowing the parties to agree to cancel the RPA and return the deposit to the buyer.

Coronavirus Property Entry Advisor And Declaration PEAD

This is an advisory form that identifies the Coronavirus pandemic and the stay at home orders. It asks the parties to the contract to represent and warrant that they agree to allow or conduct inspections of a property. It also asks the parties to make representations about their current health and that they will conduct themselves in a safe way eg. maintaining physical separation, washing hands, cleaning surfaces etc. The PEAD also makes the parties state that they are accepting the risk of being exposed to COVID-19 by conducting or allowing inspections of a property.

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