

Contracts and Forms
Valid Form Guide Last Revised: March 19, 2010

FORM #	FORM NAME	APPROVED	VERSION	WITHDRAWN DATE	COMPARISON CHART
2043	Special Sale Contract	<u>Yes</u> <u>Yes</u> No No No	<u>3/10</u> <u>1/09</u> 8/07 2/07 10/2004	<u>Valid</u> <u>Valid</u> withdrawn as of 9/30/09 withdrawn as of 12/31/07 withdrawn as of 12/31/07	<u>3/10 vs. 1/09</u> <u>1/09 vs. 8/07</u> 8/07 vs. 2/07 2/07 vs. 10/2004 10/2004 vs. 6/2003
2045	Notification Regarding Contingency For Sale & Closing of Buyer's Property	<u>Yes</u> No No	<u>08/2003</u> 7/1999 4/1997	<u>Valid</u> withdrawn as of 09/30/2003 withdrawn as of 09/30/2003	<u>8/2003 vs. 7/1999</u>
2046	Appraisal Rider	<u>Yes</u> No No	<u>10/2004</u> 5/1999 5/1994	<u>Valid</u> withdrawn as of 6/30/2006 withdrawn as of 05/01/1999	<u>10/2004 vs. 5/99</u>
2047	Listing Contract	<u>Yes</u> <u>Yes</u> <u>Yes</u> No No No	<u>3/10</u> <u>11/09</u> <u>2/09</u> 12/07 10/2005 4/2003	<u>Valid</u> <u>Valid</u> <u>Valid – To Be Withdrawn 6/30/2011</u> withdrawn as of 12/30/09 withdrawn as of 12/31/08 withdrawn as of 12/31/2005	<u>3/10 vs. 11/09</u> <u>11/09 vs. 2/09</u> <u>2/09 vs. 12/07</u> 12/07 vs. 10/2005 10/2005 vs. 4/2003 4/2003 vs. 7/2002
2047a	Transaction Brokerage Addendum to Listing Contract	<u>Yes</u> No No	<u>11/2003</u> 7/2002 8/1999	<u>Valid</u> withdrawn as of 6/30/2006 withdrawn as of 6/30/2006	<u>11/2003 vs. 01/1999</u>
2047b	Lease Addendum to the Listing Contract	<u>Yes</u>	<u>2/09</u>	<u>Valid</u>	
2049	Disclosure of Information and Acknowledgement of Lead Based Paint &/or Lead Based Paint Hazards	<u>Yes</u> No No	<u>10/2001</u> 12/1999 6/1999	<u>Valid</u> withdrawn as of 10/01/2001 withdrawn as of 10/01/2001	
2059	Condominiums, Villas or Similar Lifestyle Communities	<u>Yes</u> No No	<u>3/07</u> 05/2005 10/2004	<u>Valid</u> withdrawn as of 12/31/07 withdrawn as of 9/30/2005	<u>3/07 vs 5/2005</u> 5/2005 vs 10/2004 10/2004 vs. 8/1999
2060	Inspections Contingency Brochure	<u>Yes</u> No No	<u>10/07</u> 11/2003 10/2001	<u>Valid</u> withdrawn as of 12/31/07 withdrawn as of 06/30/2006	<u>10/07 vs. 11/2003</u>
2062	Title & Survey Contingency Explanation Brochure	<u>Yes</u> No No	<u>11/2003</u> 10/2001 2/1994	<u>Valid</u> withdrawn as of 06/30/2006 withdrawn as of 10/2001	
2066	SLAR Bylaws	<u>Yes</u> No	<u>6/22/05</u> 8/2003	<u>Valid</u> withdrawn as of 6/22/05	
2083	An Overview of the Home Buying & Selling Process Brochure	<u>Yes</u> No No No	<u>4/09</u> 6/07 1/2002 2/1994	<u>Valid</u> withdrawn as of 4/2/09 withdrawn as of 12/31/07 withdrawn as of 01/23/2002	<u>4/09 vs. 6/07</u> 6/07 vs. 1/2002
2085	Electronic Lock Box	<u>Yes</u>	*** 05/1999 still valid, however only available through on line forms, Not being printed in hard copy or sold at REALTOR store, per motion 7/19/02.		

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2089	Amendment To The Sale Contract	<u>Yes</u> No	<u>7/1999</u> 7/1996	<u>Valid</u> withdrawn as of 06/30/2006	
2090	Residential Sale Contract	<u>Yes</u> <u>Yes</u> No No No	<u>3/10</u> <u>1/09</u> 8/07 10/2006 10/2004	<u>Valid</u> <u>Valid</u> withdrawn as of 9/30/09 withdrawn as of 12/31/07 withdrawn as of 12/31/2006	<u>3/10 vs. 1/09</u> <u>1/09 vs. 8/07</u> 8/07 vs. 10/2006 10/2006 vs. 10/2004 10/2004 vs. 6/2003
2091	Seller's Disclosure Statement	<u>Yes</u> No No No	<u>1/09</u> 6/07 11/06 5/2005	<u>Valid</u> withdrawn as of 6/30/09 withdrawn as of 12/31/07 withdrawn as of 12/31/06	<u>1/09 vs. 6/07</u> 6/07 vs. 11/06 11/2006 vs. 5/2005 5/2005 vs. 6/2004
2091a	Seller's Disclosure Statement Addendum	<u>Yes</u>	<u>6/07</u>	<u>Valid</u>	
2092	Contingency For Sale And Closing Of Buyer's Property	<u>Yes</u> No No	<u>10/2004</u> 8/2003 5/1999	<u>Valid</u> withdrawn as of 06/30/2006 withdrawn as of 8/2003	<u>10/2004 vs. 8/2003</u> 8/2003 vs. 5/1999
2094	Possession by Buyer Prior to Closing	<u>Yes</u> No No	<u>11/08</u> 10/2002 8/1999	<u>Valid</u> withdrawn as of 6/30/09 withdrawn as of 06/30/2006	<u>11/08 vs. 10/2002</u>
2095	Possession by Seller After Closing	<u>Yes</u> No No	<u>11/08</u> 10/2002 8/1999	<u>Valid</u> withdrawn as of 6/30/09 withdrawn as of 06/30/2006	<u>11/08 vs. 10/2002</u>
2096	Rental Property Rider	<u>Yes</u> No	<u>10/2004</u> 10/1999	<u>Valid</u> withdrawn as of 06/30/2006	<u>10/2004 vs. 10/1999</u>
2096a	Rental Property Verification	<u>Yes</u> No	<u>10/1999</u> 5/1995	<u>Valid</u> withdrawn 10/01/1999	
2097	Seller To Take Back Note & And Deed of Trust	<u>Yes</u> No	<u>8/1999</u> 5/1995	<u>Valid</u> withdrawn 08/01/1999	
2098	Deposit Addendum	<u>Yes</u> No	<u>5/2004</u> 6/1993	<u>Valid</u> withdrawn as of 06/30/2006	<u>5/2004 vs. 6/1993</u>
2099	Limited Purpose Entry by Buyer Prior to Closing	<u>Yes</u> No	<u>5/1999</u> 5/1995	<u>Valid</u> withdrawn as of 05/1999	
2103	Fair Housing Poster	<u>Yes</u>	<u>6/1995</u>	<u>Valid</u>	
2105	Contingency on Buyer's Assumption of Existing Note & Deed of Trust	<u>Yes</u> No	<u>10/2002</u> 5/1995	<u>Valid</u> withdrawn as of 06/30/2006	
2107	Commission agreement	<u>Yes</u> <u>Yes</u> No	<u>11/09</u> <u>7/1999</u> 6/1993	<u>Valid</u> <u>Valid</u> withdrawn as of 06/30/06	<u>11/09 vs. 7/1999</u>

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2117	Drug Activity & Property Seizure Brochure	<u>Yes</u>		Voted by committee in 11/2003 to keep supply for sale in Realtor store, not to reproduce for on line.	
2118	Residential Lease	<u>Yes</u> No No No	<u>1/09</u> 6/07 12/06 11/2002	<u>Valid</u> withdrawn as of 6/30/09 withdrawn as of 8/31/07 withdrawn as of 6/30/07	<u>1/09 vs. 6/07</u> 6/07 vs. 12/06 12/2006 vs. 11/2002
2119	Pre-1978 Housing Rental and Leases Disclosure Of Information Lead Based Paint and/or Lead Based Paint Hazards	<u>Yes</u> No	<u>12/1999</u> 7/1996	<u>Valid</u> withdrawn as of 06/30/2006	
2120	Back Up Contract	<u>Yes</u> No	<u>10/2004</u> 8/1999	<u>Valid</u> withdrawn as of 06/30/2006	<u>10/2004 vs. 08/1999</u>
2124	HUD Says AIDS Disclosure Can Violate Title VIII	<u>Yes</u>		Informative printing only	
2125	Buyer's Exclusive Limited Agency Employment Contract	<u>Yes</u> <u>Yes</u> <u>Yes</u> No No No	<u>3/10</u> <u>11/09</u> <u>2/08</u> 10/2006 10/2005 4/2003	<u>Valid</u> <u>Valid</u> <u>Valid – To Be Withdrawn 6/30/2011</u> withdrawn as of 12/31/08 withdrawn as of 12/31/2006 withdrawn as of 12/31/2005	<u>3/10 vs. 11/09</u> <u>11/09 vs. 2/08</u> <u>2/08 vs. 10/2006</u> 10/2006 vs. 10/2005 10/2005 vs. 4/2003 4/2003 vs. 8/2002
2125a	Buyer's Agency Agreement Amendment	<u>Yes</u>	<u>11/07</u>	<u>Valid</u>	
2126	Condominium Supplement to Listing contract	<u>Yes</u> No No	<u>10/07</u> 7/1999 12/1991	<u>Valid</u> withdrawn as of 12/31/08 withdrawn as of 06/30/2006	<u>10/07 vs. 7/1999</u>
2129	Inspection Notice	<u>Yes</u> No No No	<u>10/2006</u> 10/2004 6/2003 7/2002	<u>Valid</u> withdrawn as of 12/31/2006 withdrawn as of 12/31/2005 withdrawn as of 12/31/2005	<u>10/2006 vs. 10/2004</u> 10/2004 vs. 6/2003 6/2003 vs. 7/2002
2129a	Continuation of Inspection Notice	<u>Yes</u> No No	<u>12/2004</u> 10/2004 7/2002	<u>Valid</u> withdrawn as of 12/31/2004 withdrawn as of 6/30/2006	<u>12/2004 vs. 10/2004</u>
2135fha	FHA Loan Provision Rider	<u>Yes</u> <u>Yes</u> No No No	<u>3/10</u> <u>11/08</u> 10/2004 1/2002 8/1999	<u>Valid</u> <u>Valid</u> withdrawn as of 6/30/09 withdrawn as of 06/30/2006 withdrawn due to size, separate fha/va	<u>3/10 vs. 11/08</u> <u>11/08 vs. 10/2004</u> 10/2004 vs. 1/02
2135va	VA Loan Provision Rider	<u>Yes</u> No No	<u>10/2004</u> 1/2002 8/1999	<u>Valid</u> withdrawn as of 06/30/2006 withdrawn due to size, separate fha/va	<u>10/2004 vs. 1/2002</u>
2136	Escrow Agreement	<u>Yes</u> No No	<u>1/2005</u> 10/2004 11/2003	<u>Valid</u> withdrawn as of 1/31/2005 withdrawn as of 1/31/2005	<u>1/2005 vs. 10/2004</u> 10/2004 vs. 11/2003

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2140	Title And Survey Work Order Form	<u>Yes</u> No	<u>8/2001</u> 5/1999	<u>Valid</u> withdrawn	
2141	Condominium Resale Certificate	<u>Yes</u> No	<u>8/1999</u> 12/1995	<u>Valid</u> withdrawn as of 06/30/2006	
2141a	Villas Or Similar Lifestyle Communities Resale Information	<u>Yes</u>	<u>3/07</u>	<u>Valid</u>	
2142	Authorization to Show, Buyers Agent	<u>Yes</u> No	<u>5/2000</u> 8/1999	<u>Valid</u> withdrawn as of 06/30/2006	
2142TB	Authorization To Show, Transaction Brokerage	<u>Yes</u> No	<u>5/2000</u> 8/1999	<u>Valid</u> withdrawn 09/28/2000	
2143	Review of Indentures/Restrictive Covenants Rider	<u>Yes</u> No No	<u>10/2004</u> 6/2004 7/1999	<u>Valid</u> withdrawn as of 06/30/2006 withdrawn as of 06/01/02004	
2150	Missouri Broker Disclosure Form	<u>Yes</u> No	<u>1/2005</u> 1/1999	<u>Valid</u> withdrawn as of 01/2004	
2150	Missouri Broker Disclosure Form – Portrait Version, additional format provided 10/07	<u>Yes</u>	<u>1/2005</u>	<u>Valid</u>	
2158	Mutual Release	<u>Yes</u> No	<u>8/2002</u> 8/1999	<u>Valid</u> withdrawn as of 06/30/2006	
2159	Buyer/Tenant Acknowledgment	<u>Yes</u>	<u>09/1999</u>	<u>Valid</u>	
2160	Public Water Utility Rider	<u>Yes</u>	<u>3/2000</u>	<u>Valid</u>	
2161	Relationship Disclosure Addendum To Residential Lease	<u>Yes</u> No No No	<u>8/07</u> 2/2005 1/2001 6/2000	<u>Valid</u> withdrawn as of 6/30/08 withdrawn as of 3/31/2005 withdrawn as of 01/2001	<u>8/07 vs. 2/2005</u>
2162	Relationship Disclosure Addendum to Purchase Agreement	<u>Yes</u> No No	<u>8/07</u> 2/2005 1/2001	<u>Valid</u> withdrawn as of 6/30/08 withdrawn as of 3/31/2005	<u>8/07 vs. 2/2005</u> 2/2005 vs. 1/2001
2164	Sale Contract Counteroffer	<u>Yes</u> No No	<u>5/2002</u> 8/2001 4/2001	<u>Valid</u> withdrawn as of 06/30/2006 withdrawn as of 06/30/2006	
2165	Septic/Well Addendum To Seller's Disclosure Statement	<u>Yes</u> <u>Yes</u>	<u>12/09</u> <u>4/2001</u>	<u>Valid</u> <u>Valid</u>	<u>12/09 vs. 4/2001</u>
2167	Title and Survey Notice	<u>Yes</u>	<u>7/2002</u>	<u>Valid</u>	

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2168	Listing Contract Amendment	<u>Yes</u> No	<u>11/07</u> 5/2003	<u>Valid</u> withdrawn as of 12/31/08	<u>11/07 vs. 5/2003</u>
2170	Don't Take Property Insurance For Granted Brochure	<u>Yes</u>	<u>5/2003</u>	<u>Valid</u>	
2175	Short Sale Supplement to the Listing Contract	<u>Yes</u>	<u>2/08</u>	<u>Valid (online only)</u>	
2176	Short Sale Rider to the Sale Contract	<u>Yes</u> No	<u>5/08</u> 2/08	<u>Valid (online only)</u> withdrawn as of 6/10/08	<u>5/08 vs. 2/08</u>
2177	Authorization to Release Information	<u>Yes</u>	<u>2/08</u>	<u>Valid (online only)</u>	
2180	Pool/Spa/Pond/Lake Addendum To Seller's Disclosure Statement	<u>Yes</u>	<u>2/09</u>	<u>Valid (online only)</u>	
2181	Final Walk-Through Notice	<u>Yes</u>	<u>5/09</u>	<u>Valid (online only)- NEW FORM</u>	
2182a	Seller's Inspection Authorization	<u>Yes</u>	<u>8/09</u>	<u>Valid (online only)- NEW FORM</u>	
2182b	Buyer's Inspection Authorization	<u>Yes</u>	<u>8/09</u>	<u>Valid (online only)- NEW FORM</u>	
2183	Electronic Communication Authorization Rider	<u>Yes</u>	<u>6/09</u>	<u>Valid (online only)- NEW FORM</u>	
2184	Special Sale Inspection Rider	<u>Yes</u>	<u>11/09</u>	<u>Valid (online only)- NEW FORM</u>	

Withdrawn Forms: Forms that are no longer approved for use and have been removed from the standard form library of the St. Louis Association of REALTORS®.

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