

SDAR FORMS with COMPARISON TO CAR FORMS

SDAR FORM	ON ZIP-FORM®?¹ (Revision Date)	RELATED CAR FORM²	WHICH Recommended?³ Either/Both/ Optional	REASON/COMMENT
AITD	Yes (3/04)	SFA	Both	These forms are to be used if there is any seller financing. The SFA is required by law. The AITD should be used not only for wraps, but also in “subject to” transactions.
APA	Yes (5/08)	PAA	Both*	The APA is designed for all residential transactions. *The PAA only if a paragraph is applicable. SHORT PAY: Use both, and both require data entry in the relevant paragraph (APA-#6; PAA #5)
BEI	No (10/07)	BIE	BIE	The BEI is still available for use by members – only on sdar.com with IMS login.
FIRPTA-S	Yes (3/09)	None	Optional	Useful with sellers when one or both of the brokers doesn’t want to have SS# in the file
FIRPTA-B	Yes (3/09)	None	Optional	Useful with buyers when one or both of the brokers doesn’t want to have SS# in the file
LAD	Yes (2007)	SBSA	Both	The LAD has been modified to remove duplication with the SBSA. Write the LAD into Paragraph 44 of the SBSA.
LOI	Yes (3/04)	None	Optional	The Letter of Intent is still available for use.
MA	Yes (6/08)	None	MA	The Mold Advisory (MA) replaces the SDAR form Mold Disclosure (MD). Mold advisory is so important it merits a stand-alone advisory. Various CAR forms mention mold, but CAR has no stand-alone form.
SLIC	Yes (3/04)	None	Optional	Best and simplest way to get all the seller info you and escrow need to close the trans.
SPQA	Yes (1/10)	SPQ	Both	The SPQA is an addendum to the SPQ.
SSR	Yes (3/04)	None	Optional	This is not a critical form, but it is useful.
BEIVL	Yes (6/08)	None	BEIVL	Inspections are as important for vacant land as they are for residences (see the BIE).
VLQA	Yes (1/09)	VLQ	Both	The VLQA is an addendum to the VLQ. While law does not require disclosure for vacant land on a statutory form, as it does for 1- 4 units (the TDS), disclosures are still required.
Confirmation Letter	No (1/10)	None	Optional	Use to memorialize client-agent discussions regarding a real estate transaction or inquiry.

¹ SDAR forms not on ZipForm® can be obtained from SDAR at http://www.sdar.com/index.php?pr=Risk_Management_Transaction_Forms .

² There is no attempt to list all CAR forms. A CAR form is listed only if it overlaps a SDAR form.

³ Check with your broker to determine which forms are required in your office.

Names of SDAR Forms:

Residential:

AITD Disclosure Regarding Subject To & "AITD" Transactions
APA Addendum to the Purchase Agreement
BEI Buyer's Election of Inspections
FIRPTA-B Notice to Buyer Regarding FIRPTA
FIRPTA-S Notice to Seller Regarding FIRPTA
LAD Local Area Disclosures
LOI Letter of Intent
MA Mold Advisory
SLIC Seller's Listing Information Check List
SPQA Seller's Property Questionnaire Addendum
SSR Seller's Statement of Repairs

Vacant Land:

VLQA Vacant Land Questionnaire Addendum
BEIVL Buyer's Election of Inspections for Vacant Land

General:

Confirmation Letter

Names of CAR Forms on the Table:

BIE Buyer's Inspection Election
PAA Purchase Agreement Addendum
SBSA Statewide Buyer & Seller Advisory
SFA Seller Financing Addendum Disclosure
SPQ Seller Property Questionnaire
VLQ Seller Vacant Land Disclosure

Table Prepared by:
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(Information for all agents in
San Diego County)

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