



# Contracts and Forms

## Valid Form Guide - January 2024

**UPDATED December 2023**

FORM#	FORM NAME	FORM DATE & STATUS	COMPARISON CHART
2039	Protect Your Family LBP Brochure	03/21 Valid	03/21 vs. 07/18
2043	Special Sale Contract	07/22	07/22 vs. 07/21
2045	Notification Regarding Contingency for Sale & Closing of Buyer's Property	01/20 Valid (online only)	01/20 vs. 08/03
2046	Appraisal Rider	01/23 Valid	01/23 vs. 01/20
2047	Listing Contract (Limited Agency)	07/22 Valid	07/22 vs. 04/21
2047a	Transaction Brokerage Addendum to Listing Contract	01/20 Valid	01/20 vs. 11/03
2047b	Lease Addendum to the Listing Contract	01/20 Valid	01/20 vs. 02/09
2049	Disclosure of Information and Acknowledgement of Lead Based Paint &/or Lead Based Paint Hazards	01/20 Valid	01/20 vs. 07/16
2059	Condominiums, Villas or Similar Lifestyle Communities	01/20 Valid	01/20 vs. 03/07
2060	Inspections Contingency Brochure	01/20 Valid (online only)	01/20 vs. 07/13
2062	Title & Survey Contingency Explanation Brochure	01/20 Valid (online only)	01/20 vs. 01/14
2083	An Overview of the Home Buying & Selling Process Brochure	01/20 Valid (online only)	01/20 vs. 07/13
2085	Lockbox Authorization & Tenant Privacy Release (Formerly Lockbox Authorization)	01/21 Valid (online only)	01/21 vs. 01/20
2089	Amendment to The Sale Contract	01/20 Valid	01/20 vs. 07/18
2090	Residential Sale Contract	07/23 Valid	07/23 vs. 07/22



FORM#	FORM NAME	FORM DATE & STATUS	COMPARISON CHART
2091	Seller's Disclosure Statement	01/20 Valid	01/20 vs. 01/19
2091a	Seller's Disclosure Statement Addendum	01/20 Valid	01/20 vs. 06/07
2092	Contingency For Sale And Closing Of Buyer's Property	01/20 Valid	01/20 vs. 01/19
2092a	Contingency For Closing Of Buyer's Property	01/20 Valid	01/20 vs. 09/15
2094	Possession by Buyer Prior to Closing	01/20 Valid	01/20 vs. 11/08
2095	Possession by Seller After Closing	01/20 Valid	01/20 vs. 11/08
2096	Rental Property Rider	01/20 Valid (online only)	01/20 vs. 01/17
2096a	Rental Property Verification	01/20 Valid (online only)	01/20 vs. 01/14
2096b	Notice to Tenants	01/20 Valid (online only)	01/20 vs. 01/14
2098	Deposit Addendum	01/20 Valid	01/20 vs. 05/04
2099	Limited Purpose Entry by Buyer Prior to Closing	01/20 Valid (online only)	01/20 vs. 05/99
2105	Contingency on Buyer's Assumption of Existing Note & Deed of Trust	01/24 Valid (online only) Version dated 01/20 will expire on July 1, 2024	01/24 vs. 01/20
2107	Commission agreement	01/20 Valid	01/20 vs. 11/09
2118	Residential Lease	07/23 Valid	07/23 vs. 01/20
2118a	Amendment to Residential Lease	01/20 Valid (online only)	01/20 vs. 01/15
2119	Pre-1978 Housing Rental and Leases Disclosure Of Information Lead Based Paint and/or Lead Based Paint Hazards	01/20 Valid	01/20 vs. 07/16
2120	Back-Up Contract Rider	01/21 Valid	01/21 vs. 01/20
2120A	**NEW FORM - Back-Up Contract Notice	01/21 Valid	NEW FORM NO COMPARISON
2125	Buyer's Exclusive Agency Contract	04/21 Valid	04/21 vs. 01/20
2125a	Buyer's Agency Agreement Amendment	01/20 Valid	01/20 vs. 11/07
2126	Condominium Supplement to Listing Contract	01/20 Valid	01/20 vs. 07/12
2129	Inspection Notice	01/23 Valid	01/23 vs. 01/20



FORM#	FORM NAME	FORM DATE & STATUS	COMPARISON CHART
2135fha	FHA Loan Provision Rider	01/20 Valid	01/20 vs. 09/15
2135va	VA Loan Provision Rider	01/23 Valid	01/23 vs. 01/20
2136	Escrow Agreement	01/20 Valid	01/20 vs. 01/05
2140	Title And Survey Work Order Form	01/20 Valid	01/20 vs. 01/14
2141	Condominium Resale Certificate	01/20 Valid	01/20 vs. 08/99
2141a	Villas Or Similar Lifestyle Communities Resale Information	01/20 Valid	01/20 vs. 07/16
2142	Authorization to Show, Buyers Agent	04/21 Valid	04/21 vs. 01/20
2142TB	Authorization To Show, Transaction Brokerage	04/21 Valid	04/21 vs. 01/20
2143	Review of Indentures/Restrictive Covenants Rider	01/20 Valid	01/20 vs. 10/04
2150	Missouri Broker Disclosure Form	11/08 Valid	
2158	Mutual Release	01/20 Valid	01/20 vs. 01/19
2159	Buyer/Tenant Acknowledgment	01/20 Valid (online only)	01/20 vs. 09/99
2161	Relationship Disclosure Addendum To Residential Lease	01/20 Valid	01/20 vs. 01/18
2162	Relationship Disclosure Addendum to Purchase Agreement	01/20 Valid	01/20 vs. 01/18
2164	Sale Contract Counteroffer	01/20 Valid	01/20 vs. 07/12
2165	Septic/Well Addendum To Seller's Disclosure Statement	01/20 Valid	01/20 vs. 12/09
2167	Title and Survey Notice	01/20 Valid	01/20 vs. 06/10
2168	Listing Contract Amendment	01/20 Valid	01/20 vs. 07/12
2175	Short Sale Supplement to the Listing Contract	01/20 Valid (online only)	01/20 vs. 02/08
2176	Short Sale Rider to the Sale Contract	01/20 Valid (online only)	01/20 vs. 05/08
2177	Authorization to Release Information	01/20 Valid (online only)	01/20 vs. 02/08
2180	Pool/Spa/Pond/Lake Addendum To Seller's Disclosure Statement	01/20 Valid (online only)	01/20 vs. 07/13



FORM#	FORM NAME	FORM DATE & STATUS	COMPARISON CHART
2181	Final Walk-Through Notice	01/20 Valid (online only)	01/20 vs. 01/13
2182a	Seller's Inspection Authorization	01/20 Valid (online only)	01/20 vs. 07/13
2182b	Buyer's Inspection Authorization	01/20 Valid (online only)	01/20 vs. 07/13
2184	Special Sale Inspection Rider	01/20 Valid (online only)	01/20 vs. 07/13
2185a	Mechanic Lien Risk and Forms	01/20 Valid	01/20
2185b	Notice of Intended Sale (NOIS)	Valid	NO VERSION #

**Valid Forms:** Forms that are currently approved for use as part of the standard form library of the St. Louis REALTORS®.

**Withdrawn Forms:** Dated version of a form that is no longer approved for use and have been removed from the standard form library of the St. Louis REALTORS®. Use of withdrawn forms is in violation of the copyright; it is a violation of the Missouri law to use forms for which the approval has been withdrawn and the St. Louis Association will not defend the use of withdrawn forms. Generally E&O insurance policies require the use of approved forms.