

**GREATER BOSTON REAL ESTATE BOARD
2005 Standard Residential Real Estate Forms**

Changes At A Glance

Forms revised or added to comply with new Agency regulations & single family lease-water/sewer regulations.
Forms revised or reformatted to improve appearance and functionality.

Old Order #	New Order #	Form Name	Description of Changes
INDEPENDENT CONTRACTOR - AGREEMENT OF ASSOCIATION			
RA241	RA600	Independent Contractor Agreement <i>(formerly Agreement of Association)</i>	REVISED. Provision requiring arbitration of disagreements & disputes through GBREB (Sec.13) has been deleted.
LISTING/BROKERAGE AGREEMENTS			
RA251	RA200	Agreement for Exclusive Right to Sell (includes MLS check off)	REVISED. Includes new agency language and MLS check off
	RA210	Exclusive Right to Sell Agreement with Designated Agency Consent	NEW. Includes Designated Agency consent language as required by new agency regulations.
	RA220	Exclusive Right to Sell Agreement with Consent To Dual Agency	NEW. Includes Dual Agency consent language as required by new agency regulations.
RA262	RA230	Agreement for Exclusive Agency (includes MLS)	REVISED. Includes new agency language and MLS check off
	RA240	Exclusive Agency w/ Consent To Dual Agency	NEW. Includes Dual Agency consent language as required by new agency regulations.
	RA250	Exclusive Agency w/ Designated Agency Consent	NEW. Includes Designated Agency consent language as required by new agency regulations.
	RA260	Buyer Representation Agreement <i>(formerly Buyer Brokerage Agreement)</i>	NEW. Includes language required by new agency regulations.
	RA270	Buyer Rep Agreement w Designated Agency Consent	NEW. Includes Designated Agency consent language as required by new agency regulations.
	RA280	Buyer Rep Agreement w Consent To Dual Agency	NEW. Includes Dual Agency consent language as required by new agency regulations.
RA28	RA290	Facilitation Agreement	REVISED. Includes language required by new agency regulations.
RA256		Agreement for Exclusive Right to Sell	DISCONTINUED. Use new Form #RA200
RA266		Agreement for Exclusive Agency	DISCONTINUED. Use new Form #RA230
RA276		Buyer Brokerage Agreement	DISCONTINUED. Use new Form #RA260
RA291		Amendment of Listing Contract	Print Form Discontinued
RA295		Agreement to Suspend Marketing	Print Form Discontinued
RA286		Rental Addendum to Listing Agreement	Print Form Discontinued
RA297		Amendment of Buyer Brokerage Agreement	Print Form Discontinued
RA274		Agreement for Exclusive Right to Lease (Residential)	Print Form Discontinued
RA271		Open Listing Agreement	Print Form Discontinued
DISCLOSURES (Printed on 3-part NCR paper)			
RA166	RA400	Mandatory Licensee Consumer Relationship Disclosure <i>(formerly Mandatory Agency Disclosure Form)</i>	NEW. Mandatory disclosure written and required for use by Mass. Board of Registration of Real Estate Brokers and Salespersons
	RA410	Consent to Designated Agency	NEW. Required by new agency regulations.
	RA420	Consent to Dual Agency	NEW. Required by new agency regulations.
	RA430	Notice of Designated Agency	NEW. Required by new agency regulations.
	RA440	Notice of Dual Agency	NEW. Required by new agency regulations.
RA176	RA176	Lead Paint Property Transfer Notification Certification	NO CHANGE. Use current form #RA176. Mandatory disclosure required by Mass Board of Registration of Real Estate Brokers and Salespersons
RA171		Open House Agency Disclosure Poster	DISCONTINUED.
RA168		Seller Disclosure (Seller Real Estate Information Statement)	REVISIONS PENDING. Order MAR Form in Interim

Old Order #	New Order #	Form Name	Description of Changes
Offer To Purchase Agreements, Offer to Purchase Contingencies Addendum, Other Addenda <i>(Printed on 3-Part NCR paper)</i>			
RA101	RA100	Offer to Purchase Real Estate (one page)	REVISED.
	RA102	Offer to Purchase Contingencies Addendum (one page) <i>(Mortgage/Inspection/Radon/Pest/Lead Paint)</i>	REVISED. Single-page contingency addendum for most common contingencies, including Mortgage, Inspection, Radon, Pest & Lead Paint
RA111	RA110	Oil & Hazardous Material Insp. Contingency Addendum	REFORMATTED. 8 1/2 " x 11" page. No change in content.
RA126	RA126	Sewage Disposal System Contingency Addendum	REFORMATTED. 8 1/2 " x 11" page. No change in content.
RA106	RA106	Condominium Documents Addendum	REFORMATTED. 8 1/2 " x 11" page. No change in content.
RA121		Lead Paint Contingency Addendum	DISCONTINUED. Now part of new Form #RA102.
Purchase & Sale Agreements			
RA151	RA151	Standard Form Purchase & Sale Agreement	REFORMAT PENDING. Use current form #RA151.
RA156	RA156	Standard Form Condominium Purchase & Sale Agreement	REFORMAT PENDING. Use current form #RA156.
RA153	RA153	Standard Form Land Purchase & Sale Agreement	REFORMAT PENDING. Use current form #RA153.
RA231		Lead Paint Contingency Addendum (P&S)	DISCONTINUED. Use new Form #RA102
RA236		Sewage Disposal System Contingency Addendum (P&S)	DISCONTINUED. Use new Form #RA102
Misc. Contingencies			
RA158		Time Extension Agreement	Print Form Discontinued
RA160		Deposit Release Instructions	Print Form Discontinued
RA201		Inspection Contingency Addendum	DISCONTINUED. Use new Form #RA102
RA206		Inspection Contingency Addendum (including Radon)	DISCONTINUED. Use new Form #RA102
RA216		Pest Contingency Addendum	DISCONTINUED. Use new Form #RA102
RA211		Mortgage Contingency Addendum	DISCONTINUED. Use new Form #RA102
RA221		Inspection/Pest/Mortgage Contingency Addendum	DISCONTINUED. Use new Form #RA102
RA226		Inspection (incl. Radon)/Pest/Mortgage Contingency Addenda.	DISCONTINUED. Use new Form #RA102
Single Family Lease & Addendum			
RA279	RA900	Single Family Dwelling Lease	REFORMATTED. No change in content.
RA280	RA910	Single Family Dwelling Lease - Water/Sewer Addendum	NEW. Includes provisions covered in new Water/Sewer regulations. For use when lessee is to pay water and sewer costs of leased single family dwelling

June 2005