



Contracts and Forms

Valid Form Guide – January 1, 2025

UPDATED January 1, 2025

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	01/25 Valid Version dated 10/24 will expire on June 30, 2025	01/25 vs. 10/24
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)	01/25 Valid Version dated 10/24 will expire on June 30, 2025	01/25 vs. 10/24
2047a	Transaction Brokerage Addendum to Listing Contract	07/24 Valid	07/24 vs. 01/20
2047b	Lease Addendum to the Listing Contract	Withdrawn as of July 1, 2024	N/A
2048	Residential Rental Listing Contract	10/24 Valid	10/24
2049	Disclosure of Information and Acknowledgement of Lead Based Paint &/or Lead Based Paint Hazards	07/24 Valid	07/24 vs. 01/20
2050	Listing Contract Settlement Disclosure	07/24 Valid	07/24
2051	Additional Signature Page	NEW 01/25 Valid	01/25
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



FORM# FORM NAME FORM DATE & STATUS COMPARISONCHART

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)	07/24 Valid (online only)	07/24 vs. 01/21
2089	Amendment to The Sale Contract	10/24 Valid	10/24 vs. 07/24
2090	Residential Sale Contract	01/25 Valid Version dated 10/24 will expire on June 30, 2025	01/25 vs. 10/24
2091	Seller's Disclosure Statement	01/25 Valid Version dated 01/20 will expire on June 30, 2025	01/25 vs. 01/20
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)	01/24 vs. 01/20



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2107	Commission Agreement	07/24 Valid	07/24 vs. 01/20
2108	Cooperative Compensation Disclosure	Withdrawn as of 10/15/24	N/A
2109	Broker Compensation Rider	10/24 Valid	10/24
2118	Residential Lease	01/25 Valid	01/25 vs. 07/23
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	07/24 Valid	07/24 vs. 01/20
2120	Back-Up Contract Rider	01/21 Valid	01/21 vs. 01/20
2120A	Back-Up Contract Notice	01/21 Valid	01/21
2124	Buyer's Non-Exclusive Agency Contract	01/25 Valid Version dated 10/24 will expire June 30, 2024	01/25 vs. 10/24
2125	Buyers/Exclusive Agency Contract	01/25 Valid Version dated 10/24 will expire on June 30, 2025	01/25 vs. 10/24
212(4)(5)(7)(8)a	Buyer's Agreement Amendment	07/24 Valid	07/24 vs. 01/20
2126	Condominium Supplement to Listing contract	01/20 Valid	01/20 vs. 07/12
2127	Buyer's Exclusive Transaction Brokerage Contract	01/25 Valid Version dated 10/24 will expire on June 30, 2024	01/25 vs. 10/24
2128	Buyer's Non-Exclusive Transaction Brokerage Contract	01/25 Valid Version dated 10/24 will expire on June 30, 2025	01/25 vs. 10/24
2129	Inspection Notice	01/23 Valid	01/23 vs. 01/20
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



FORM#	FORM NAME	FORM DATE & STATUS	COMPARISONCHART
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	07/24 Valid	07/24 vs. 04/21
2142tb	Authorization To Show, Transaction Brokerage	07/24 Valid	07/24 vs. 04/21
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
2169	Transaction Brokerage Listing Contract	01/25 Valid Version dated 10/24 will expire on June 30, 2025	01/25 vs. 10/24
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



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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: A dated version of a form that is no longer approved for use and has 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.