



December 1, 2023

Dear Broker,

The intent of this packet is to inform you of the upcoming changes to forms. The packet contains a revised contract, associated riders (if any), comparison chart, and an updated Valid Form Guide.

Affected Form

#2105 – Contingency on Buyer’s Assumption of Existing Note and Deed of Trust

Here is an overview of changes made to the contract:

Contingency on Buyer’s Assumption of Existing Note and Deed of Trust (Form #2105) –

Interest rates have increased and the probability this form will be used has increased. It has been a while since we reviewed this form and changes to meet current market were needed. **The current form will be honored for six (6) months once the new version is live on January 1, 2024.**

Reminder of forms expiring on December 31, 2023.

- The Residential Sale Contract (Form #2090) version dated 07/22
- The Residential Lease (Form #2118) version 01/20
- The Relationship Disclosure Addendum to Residential Lease (Form #2161) version 01/20

Due to the nature of the changes on this form, no training dates will be held.

Sincerely,

St. Louis REALTORS®
12777 Olive Blvd.
St. Louis, MO 63141
314.576.0033

Form: #2105 CONTINGENCY ON BUYER'S ASSUMPTION OF EXISTING NOTE AND DEED OF TRUST

Previous Version: 01/20

Current Version: 01/24

Previous Language

(Lines 3-5) previously read:

Note: Certain FHA and VA assumption restrictions apply to FHA loans originated on or after 12/01/86 and VA loans originated on or after 3/01/88. Seller should contact the lender and FHA and VA for important details. On VA loans, the restoration of the Seller's entitlement and the release of the Seller's liability are not the same. Seller should consult with VA for further clarification about this.

(Lines 6-7) previously read:

1. The seller has an assumable first OR second deed of trust to secure the following loan:
Lender's: _____ Lender' current assumption fee: \$ _____

(Lines 12-13) preciously ready:

2. **THIS RIDER APPLIES TO TWO DIFFERENT CONTINGENCIES. THE PARTIES SHALL SELECT ONE CONTINGENCY BY THEIR INITIALS IN THE MARGIN:**

(Lines 14-21) preciously read:

SELLER RELEASED FROM LIABILITY ON THE LOAN.

Buyer agrees to apply to the Lender to assume the loan described above within five (5) days after "Acceptance Deadline" date of the Sale Contract. If Buyer does not apply within that time, Buyer waives this assumption contingency and converts this to a cash contract. Buyer agrees to do all things necessary to assume the loan including but not limited to, execution of loan applications, disclosures and other instruments and payment of all fees and

Added Language
~~Deleted Language~~

Current Language (in redline)

(Lines 3-5) now reads:

Note: Certain FHA and VA assumption restrictions apply to FHA loans originated on or after 12/01/86 and VA loans originated on or after 3/01/88. Seller should contact Lender and FHA and VA for important details. On VA loans, the restoration of Seller's entitlement and the release of Seller's liability are not the same. Seller should consult with VA for further clarification about this.

(Lines 6-7) now reads:

1. Seller has an assumable first OR second deed of trust to secure the following loan:
Lender: _____ Lender's current assumption fee: \$ _____

Lines (12-13) now reads:

2. **THIS RIDER APPLIES TO TWO DIFFERENT TYPES OF CONTINGENCIES. THE PARTIES SHALL CHECK ONE BOX BELOW:**

Lines (15-23) now reads:

SELLER RELEASED FROM LIABILITY ON THE LOAN.
Buyer agrees to apply to Lender to assume the loan described above within five (5) days after "Acceptance Deadline" date of the Sale Contract. If Buyer does not apply within that time, Buyer waives this assumption contingency and converts the Sale Contract to a cash contract. Buyer agrees to do all things necessary to assume the loan including but not limited to, execution of loan applications, disclosures and other instruments and payment of all fees and charges of Lender.

charges of the Lender. If Buyer does not obtain a written commitment for assumption of the loan and release of Seller from liability thereon, or does not waive this contingency in writing, by 5:00 p.m. on _____ (or any written extension) this contract shall terminate, and earnest deposit will be returned to Buyer (subject to paragraph 12), less any expense incurred by or in behalf of Buyer. (Buyer's waiver converts this to a cash contract).

(Lines 22-26) precisely read:

SELLER NOT RELEASED FROM LIABILITY ON THE LOAN.

Within _____ days after the "Acceptance Deadline" date the Sale Contract, Buyer shall deliver to Seller, or the listing Agent, Buyer's financial disclosure including a credit report from CSC, TransUnion, TRW, or similar agency credit reporting company acceptable to Seller, along with additional financial information (specified here):

(Lines 27-37) precisely read:

Failure of Buyer to make the financial disclosure by the deadline shall constitute a default, and Seller shall have all remedies provided in the Sale Contract. Buyer authorizes the credit reporting company to release information to Seller or the listing Broker. If Seller notifies Buyer or selling broker in writing of Seller's disapproval of Buyer's financial disclosure within five (5) days receipt of Buyer's financial disclosure, this contract shall terminate, and earnest deposit will be returned to Buyer (subject to paragraph 12), less any expense incurred by or in behalf of Buyer. Brokers shall have no liability for the contents of Buyer's financial disclosure. If Seller approves Buyer's financial disclosure, Seller shall request the liability on the loan and may impair Seller's future credit. Seller will remain liable on the loan even after a subsequent conveyance of Property until the lender releases the Seller or acknowledges full payment of note.

3. Buyer to reimburse Seller, at Closing, for escrow balance (if any). The parties agree to comply with the requirements of the lender. The Seller shall include in the warranty deed the following language (with the four blanks to be filled in by the closing agent):
Subject to promissory note secured by deed of trust recorded in Book _____ Page _____ of the _____ of _____ records, which grantee hereby assumes and agrees to pay.

If Buyer does not obtain a written commitment for assumption of the loan and release of Seller from liability thereon, or does not waive this contingency in writing, by 5:00 p.m. on _____ (or any written extension) the Sale Contract shall terminate, and earnest money will be returned to Buyer (subject to paragraph 12 of the Sale Contract), less any expense incurred by or in behalf of Buyer. Buyer's waiver of this contingency converts the Sale Contract to a cash contract.

Lines (24-29) now reads:

- ❑ **SELLER NOT RELEASED FROM LIABILITY ON THE LOAN.** Within _____ days after the "Acceptance Deadline" date of the Sale Contract, Buyer shall deliver to Seller, or the listing broker, Buyer's financial disclosure including a credit report from a reputable credit reporting company acceptable to Seller, along with additional financial information (specified here):

Lines (30-47) now reads:

Failure of Buyer to make the financial disclosure by the deadline shall constitute a default, and Seller shall have all remedies provided in the Sale Contract. Buyer authorizes the credit reporting company to release information to Seller or the listing broker. If Seller notifies Buyer or selling broker in writing of Seller's disapproval of Buyer's financial disclosure within five (5) days after receipt of Buyer's financial disclosure, the Sale Contract shall terminate, and earnest money will be returned to Buyer (subject to paragraph 12 of the Sale Contract), less any expense incurred by or in behalf of Buyer. Brokers shall have no liability for the contents of Buyer's financial disclosure. If Seller approves Buyer's financial disclosure, Seller shall retain the liability on the loan which may impair Seller's future credit. Seller will remain liable on the loan even after a subsequent conveyance of the Property until Lender releases Seller or acknowledges full payment of the loan.

3. Buyer to reimburse Seller, at Closing, for escrow balance held by Lender (if any). The parties agree to comply with the requirements of Lender. Seller shall include in the deed at Closing the following language (with the four blanks to be filled in by the closing agent):
Subject to promissory note secured by deed of trust recorded in Book _____ Page _____ of the _____ of _____ records, which grantee hereby assumes and agrees to pay.

4. Buyer will (check one box below):
- pay at Closing any difference between current loan and purchase price by cash, and such difference will not be contingent upon financing.
 - finance any difference between current loan and purchase price under the terms specified in the financing paragraph of the Sale Contract.

This document has legal consequences.
If you do not understand it, consult your attorney.
The text of this form may not be altered in any manner
without written acknowledgement of all parties.

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Form # 2105 01/29/01/24

**CONTINGENCY ON BUYER'S ASSUMPTION OF
EXISTING NOTE AND DEED OF TRUST**

1 SALE CONTRACT DATE: _____

2 PROPERTY: _____

3 **Note: Certain FHA and VA assumption restrictions apply to FHA loans originated on or after 12/01/86 and VA loans originated on or after**
4 **3/01/88. Seller should contact ~~the Lender~~ and FHA and VA for important details. On VA loans, the restoration of the Seller's entitlement**
5 **and the release of the Seller's liability are not the same. Seller should consult with VA for further clarification about this.**

6 1. ~~The seller~~ Seller has an assumable first OR second deed of trust to secure the following loan:
7 Lender's: _____ Lender's current assumption fee: \$ _____
8 Approximate principal balance: \$ _____ (as of _____ day of _____)
9 Loan: FHA VA Conventional Type: ARM Fixed Other _____
10 Current interest rate: _____% Term: _____ months Maturity date: _____
11 Current monthly payment of \$ _____ also includes: Taxes Insurance PMI

12 2. **THIS RIDER APPLIES TO TWO DIFFERENT TYPES OF CONTINGENCIES. THE PARTIES SHALL ~~SELECT ONE~~**
13 **CONTINGENCY BY THEIR INITIALS IN THE MARGIN CHECK ONE BOX BELOW:**

14 **SELLER RELEASED FROM LIABILITY ON THE LOAN.**
15 Buyer agrees to apply to ~~the~~ Lender to assume the loan described above within five (5) days after "Acceptance Deadline" date of the Sale
16 Contract. If Buyer does not apply within that time, Buyer waives this assumption contingency and converts ~~this the Sale Contract~~ to a cash
17 contract. Buyer agrees to do all things necessary to assume the loan including but not limited to, execution of loan applications, disclosures
18 and other instruments and payment of all fees and charges of ~~the~~ Lender. If Buyer does not obtain a written commitment for assumption of the
19 loan and release of Seller from liability thereon, or does not waive this contingency in writing, by 5:00 p.m. on _____
20 (or any written extension) ~~this the Sale C~~ontract shall terminate, and earnest ~~deposit money~~ will be returned to Buyer (subject to paragraph 12
21 ~~of the Sale Contract~~), less any expense incurred by or in behalf of Buyer. ~~(Buyer's waiver of this contingency converts this the Sale Contract~~
22 ~~to a cash contract).~~

23 **SELLER NOT RELEASED FROM LIABILITY ON THE LOAN.**
24 Within _____ days after the "Acceptance Deadline" date of the Sale Contract, Buyer shall deliver to Seller, or the listing ~~broker~~ Agent,
25 Buyer's financial disclosure including a credit report from ~~CSC, TransUnion, TRW, or similar agency~~ a reputable credit reporting company
26 acceptable to Seller, along with additional financial information (specified here):
27 _____
28 _____
29 _____

30 Failure of Buyer to make the financial disclosure by the deadline shall constitute a default, and Seller shall have all remedies provided in the
31 Sale Contract. Buyer authorizes the credit reporting company to release information to Seller or the listing ~~Broker~~ broker. If Seller notifies
32 Buyer or selling broker in writing of Seller's disapproval of Buyer's financial disclosure within five (5) days after receipt of Buyer's financial
33 disclosure, ~~this the Sale contract Contract~~ shall terminate, and earnest ~~deposit money~~ will be returned to Buyer (subject to paragraph 12 of the
34 Sale Contract), less any expense incurred by or in behalf of Buyer. Brokers shall have no liability for the contents of Buyer's financial disclosure.
35 If Seller approves Buyer's financial disclosure, Seller shall request-retain the liability on the loan which and may impair Seller's future credit.
36 Seller will remain liable on the loan even after a subsequent conveyance of the Property until ~~the lender Lender~~ releases ~~the~~ Seller or
37 acknowledges full payment of the note loan.

38 3. Buyer to reimburse Seller, at Closing, for escrow balance held by the Lender (if any). The parties agree to comply with the requirements of ~~the~~
39 Lender. ~~The Seller~~ shall include in the ~~warranty~~ deed at Closing the following language (with the four blanks to be filled in by the closing
40 agent):
41 Subject to promissory note secured by deed of trust recorded in Book _____ Page _____ of the _____ of
42 _____ records, which grantee hereby assumes and agrees to pay.

43 4. _____ Buyer will (check one box below):
44 pay at ~~closing~~ Closing any difference between current loan and purchase price by cash, and such difference will not be ~~not~~ contingent upon
45 financing.
46 will finance any difference between current loan and purchase price under the terms specified in the financing paragraph of the Sale Contract.
47
48

49
50 BUYER SIGNATURE _____ DATE _____ SELLER SIGNATURE _____ DATE _____

51 _____

52 Buyer Printed Name

Seller Printed Name

53 _____
54 BUYER SIGNATURE DATE

SELLER SIGNATURE DATE

55 _____
56 Buyer Printed Name

Seller Printed Name

This document has legal consequences.
If you do not understand it, consult your attorney.
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without written acknowledgement of all parties.

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Form # 2105 01/24

CONTINGENCY ON BUYER'S ASSUMPTION OF EXISTING NOTE AND DEED OF TRUST

1 SALE CONTRACT DATE: _____

2 PROPERTY: _____

3 **Note: Certain FHA and VA assumption restrictions apply to FHA loans originated on or after 12/01/86 and VA loans originated on or after**
4 **3/01/88. Seller should contact Lender and FHA and VA for important details. On VA loans, the restoration of Seller's entitlement and the**
5 **release of Seller's liability are not the same. Seller should consult with VA for further clarification about this.**

6 1. Seller has an assumable first OR second deed of trust to secure the following loan:
7 Lender: _____ Lender's current assumption fee: \$ _____
8 Approximate principal balance: \$ _____ (as of _____ day of _____)
9 Loan: FHA VA Conventional Type: ARM Fixed Other _____
10 Current interest rate: _____% Term: _____ months Maturity date: _____
11 Current monthly payment of \$ _____ also includes: Taxes Insurance PMI

12 2. **THIS RIDER APPLIES TO TWO DIFFERENT TYPES OF CONTINGENCIES. THE PARTIES SHALL CHECK ONE BOX**
13 **BELOW:**

14 **SELLER RELEASED FROM LIABILITY ON THE LOAN.**
15 Buyer agrees to apply to Lender to assume the loan described above within five (5) days after "Acceptance Deadline" date of the Sale
16 Contract. If Buyer does not apply within that time, Buyer waives this assumption contingency and converts the Sale Contract to a cash contract.
17 Buyer agrees to do all things necessary to assume the loan including but not limited to, execution of loan applications, disclosures and other
18 instruments and payment of all fees and charges of Lender. If Buyer does not obtain a written commitment for assumption of the loan and
19 release of Seller from liability thereon, or does not waive this contingency in writing, by 5:00 p.m. on _____ (or any
20 written extension) the Sale Contract shall terminate, and earnest money will be returned to Buyer (subject to paragraph 12 of the Sale Contract),
21 less any expense incurred by or in behalf of Buyer. Buyer's waiver of this contingency converts the Sale Contract to a cash contract.
22

23 **SELLER NOT RELEASED FROM LIABILITY ON THE LOAN.**
24 Within _____ days after the "Acceptance Deadline" date of the Sale Contract, Buyer shall deliver to Seller, or the listing broker, Buyer's
25 financial disclosure including a credit report from a reputable credit reporting company acceptable to Seller, along with additional financial
26 information (specified here): _____
27 _____

28 Failure of Buyer to make the financial disclosure by the deadline shall constitute a default, and Seller shall have all remedies provided in the
29 Sale Contract. Buyer authorizes the credit reporting company to release information to Seller or the listing broker. If Seller notifies Buyer or
30 selling broker in writing of Seller's disapproval of Buyer's financial disclosure within five (5) days after receipt of Buyer's financial disclosure,
31 the Sale Contract shall terminate, and earnest money will be returned to Buyer (subject to paragraph 12 of the Sale Contract), less any expense
32 incurred by or in behalf of Buyer. Brokers shall have no liability for the contents of Buyer's financial disclosure. If Seller approves Buyer's
33 financial disclosure, Seller shall retain the liability on the loan which may impair Seller's future credit. Seller will remain liable on the loan
34 even after a subsequent conveyance of the Property until Lender releases Seller or acknowledges full payment of the loan.

35 3. Buyer to reimburse Seller, at Closing, for escrow balance held by Lender (if any). The parties agree to comply with the requirements of Lender.
36 Seller shall include in the deed at Closing the following language (with the four blanks to be filled in by the closing agent):
37 Subject to promissory note secured by deed of trust recorded in Book _____ Page _____ of the _____ of
38 _____ records, which grantee hereby assumes and agrees to pay.

39 4. Buyer will (check one box below):
40 pay at Closing any difference between current loan and purchase price by cash, and such difference will not be contingent upon financing.
41 finance any difference between current loan and purchase price under the terms specified in the financing paragraph of the Sale Contract.
42
43

44
45 BUYER SIGNATURE _____ DATE _____ SELLER SIGNATURE _____ DATE _____

46
47 Buyer Printed Name _____ Seller Printed Name _____

48
49 BUYER SIGNATURE _____ DATE _____ SELLER SIGNATURE _____ DATE _____

50
51 Buyer Printed Name _____ Seller Printed Name _____



Contracts and Forms

Valid Form Guide – January 1, 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 |



| FORM# | FORM NAME | FORM DATE & STATUS | COMPARISON CHART |
|--------------|--|-------------------------------|-------------------------|
| 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 |
| 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 | 01/20 Valid (online only) | 01/20 vs. 07/13 |



| FORM# | FORM NAME | FORM DATE & STATUS | COMPARISON CHART |
|--------------|-----------------------------------|-------------------------------|-------------------------|
| | Seller's Disclosure Statement | | |
| 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.