



Contracts and Forms

Valid Form Guide – October 01, 2024

UPDATED October 2024

| 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 | 10/24 Valid Version dated 07/24 will expire on October 1, 2024 | 10/24 vs. 07/24 |
| 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) | 10/24 Valid Version dated 07/24 will expire on October 1, 2024 | 10/24 vs. 07/24 |
| 2047a | Transaction Brokerage Addendum to Listing Contract | 07/24 Valid Version dated 01/20 will expire on July 23, 2024 | 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| 2047b | Lease Addendum to the Listing Contract | Withdrawn as of July 1, 2024 | N/A |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 | NEW 07/24 Valid | 07/24 |
| 2049 | Disclosure of Information and Acknowledgement of Lead Based Paint &/or Lead Based Paint Hazards | 07/24 Valid Version 01/20 will expire on December 31, 2024 | 07/24 vs. 01/20 |
| 2050 | Listing Contract Settlement Disclosure | NEW 07/24 | 07/24 |
| 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 |



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| 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) Version dated 01/21 will expire on July 23, 2024 | 07/24 vs. 01/21 |
| 2089 | Amendment to The Sale Contract | 10/24 Valid Version dated 07/24 will expire on October 1, 2024 | 10/01 vs. 07/24 |
| 2090 | Residential Sale Contract | 10/24 Valid Version dated 07/24 will expire on October 1, 2024 | 10/24 vs. 07/24 |
| 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) | 01/24 vs. 01/20 |



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| 2107 | Commission Agreement | 07/24 Valid Version dated 01/20 will expire on July 23, 2024 | 07/24 vs. 01/20 |
| 2108 | Cooperative Compensation Disclosure | 07/24 Will be withdrawn as of 10/01/24 | WITHDRAWN |
| 2109 | Broker Compensation Rider | 10/24 NEW | 10/24 |
| 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 | 07/24 Valid Version dated 01/20 will expire on December 31, 2024 | 07/24 vs. 01/20 |
| 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 |
| 2124 | Buyer's Non-Exclusive Agency Contract | 10/24 Valid Version dated 07/24 will expire on October 1, 2024 | 10/24 vs. 07/24 |
| 2125 | Buyers/Exclusive Agency Contract | 10/24 Valid Version dated 07/24 will expire on October 1, 2024 | 10/24 vs. 07/24 |
| 212(4)(5)(7)(8)a | Buyer's Agreement Amendment | 07/24 Valid Version 2125a dated 01/20 will expire on July 23, 2024 | 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 | 10/24 Valid Version dated 07/24 will expire on October 1, 2024 | 10/24 vs. 07/24 |
| 2128 | Buyer's Non-Exclusive Transaction Brokerage Contract | 10/24 Valid Version dated 07/24 will expire on October 1, 2024 | 10/24 vs. 07/24 |



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| 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 | 07/24 Valid Version dated 04/21 will expire on July 23, 2024 | 07/24 vs. 04/21 |
| 2142tb | Authorization To Show, Transaction Brokerage | 07/24 Valid Version dated 04/21 will expire on July 23, 2024 | 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 | 10/24 Valid Version dated 07/24 will expire on October 1,2024 | 10/24 vs. 07/24 |



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| 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 |
| 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.

NOTE: Form #2108 – Cooperative Compensation Disclosure will be withdrawn as of October 1 2024.