



December 1, 2022

Dear Broker,

The intent of this packet is to inform you of the upcoming changes to forms. The packet contains the revised contracts, associated riders (if any), comparison charts, and an updated valid form guide.

Affected Forms

#2046 – Appraisal Rider

#2129 – Inspection Notice

#2135va – VA Loan Provision Rider

COVID-19 Agreement and Forms are withdrawn as of January 1, 2023:

- Paragraph 11. Governmental Inspections and Occupancy Requests Notice
- COVID-19 Amendment to Sale Contract
- COVID-19 Release & Hold Harmless Agreement

Fair Housing and Equal Opportunity for All flyer by Missouri REALTORS® was added to the library of forms.

Here is an overview of changes made to each contract:

Appraisal Rider (Form #2046) – Language was amended to define the Appraisal Negotiation Period and the Appraisal Termination Period as well as adding an appraisal delivery deadline to Paragraph 2. Additionally, throughout, Listing Broker and Selling Broker were changed to lowercase to be consistent with the sale contracts. The current Appraisal Rider will be withdrawn as of January 1, 2023

Inspection Notice (Form #2129) – Amendments were made on Lines 4 and 5 to include the verbiage "inspection contingency terms of the sale contract." The current form only references the Residential Sales Contract, paragraph 10. The amendment makes it inclusive of both sale contracts. The current form will be honored for six (6) months once the new version is live on January 1, 2023.

VA Loan Provision Rider (Form #2135va) – Amendments were made on Lines 16 and 17 to indicate the option of the seller or buyer to be responsible for a termite inspection and any other inspections and/or re-inspections required by VA. This is mirrored language taken from Lines 39-41 on Form 2135fha, FHA Loan Provision Rider. The VA no longer requires the seller to be responsible for the cost of a termite inspection. The current VA Rider will be withdrawn as of January 1, 2023.

COVID-19 Agreement and Forms – These forms are not inclusive of other types of infectious diseases and it is not known what outbreaks may happen in the future. A task force will be work to incorporate language that is more inclusive.

Reminder: The Special Sales Contract and Residential Sales Contract (dated 7/21) are withdrawn as of December 31, 2022, and the only valid versions will be the forms dated 7/22.

Due to the nature of the changes on these forms, no training dates will be held.

Sincerely,

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