



# FLORIDA REALTORS® FORMS:

## guide to new forms and updates

UPDATED FEBRUARY 6, 2025

UPDATES! COMMERCIAL FORMS			
ERLC-1k	Exclusive Right to Lease – Commercial	1/25	This is a listing agreement for a commercial property where the owner grants the listing broker the sole right to lease the property.
ETBC-1x	Exclusive Tenant Brokerage Agreement – Commercial	1/25	This form is used where an owner gives the listing broker the exclusive right to secure a tenant for the owner’s commercial property.
UPDATES! RESIDENTIAL LEASING FORMS			
PRA-2	Prospective Tenant Retainer Agreement	1/25	Updated form for a listing broker to use with a prospective tenant who is paying a retainer fee.
ERL-13	Exclusive Right to Lease Listing Agreement	1/25	This form is used where an owner gives the listing broker the exclusive right to secure a tenant for the owner’s residential property.
UPDATES! RESIDENTIAL PURCHASE & SALE CONTRACTS			
FloridaBar-7	Residential Contract for Sale and Purchase	12/24	<p>The Florida Realtors®/Florida Bar Joint Contract Committee made the following three changes in both contracts:</p> <p>Updated to better define “Closing Services” in paragraph 9 and clarify that each party to the transaction shall bear their own costs for Closing Services related to their respective role in the transaction (buyer or seller).</p> <p>Paragraph 15(a) was revised to remove the provision that allowed the cooperating broker to request half of a listing broker’s retained deposit (if any) in the event of a buyer default.</p> <p>Paragraph 19 was changed to add check boxes for the previously approved riders FF and GG. <a href="#">CLICK HERE</a> to preview detailed changes to the FloridaBar-7.</p>
ASIS-7	“As-Is” Residential Contract for Sale and Purchase	12/24	See above; same changes as FloridaBar-7. <a href="#">CLICK HERE</a> to preview the detailed changes to the ASIS-7.
CRSP16x_J	Addendum to Contract for Residential Sale and Purchase: Homeowners’ Association Addendum	1/25	An addendum for properties that are part of voluntary or mandatory homeowners’ associations. It sets forth important information about the association approval, the association’s right of first refusal, fees the buyer or the seller will have to pay, special assessments, dues, maintenance, fees, and disclosures. Note that

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			there is not a contractual requirement for the seller to provide homeowners' association documents.
<b>CRSP16xxxx_F</b>	Addendum to Contract for Residential Sale and Purchase: Condominium Association Addendum	1/25	Updated to comply with the changes to <a href="#">Fla. Stat. Sec. 718.503</a> of the Florida Condominium Act that went into effect on December 31, 2024. Newly added to this form are conspicuous statements with checkboxes that address the milestone inspection, turnover inspection report, and structural integrity reserve study and whether the condominium association has or has not completed them or is not required to do so. <a href="#">CLICK HERE</a> to preview the detailed changes.
<b>SPDR-4</b>	Seller's Property Disclosure – Residential	1/25	This form now allows sellers to disclose details about properties located in historic districts, along with any other facts that materially affect the property's value that is not readily apparent to buyers.
<b>Condo Governance</b>	Condominium Governance Form	2021-22	Form created and required by the Florida Department of Business and Professional Regulation; it is in Form Simplicity.
<b>NEW! ADDENDA TO RESIDENTIAL PURCHASE &amp; SALE CONTRACTS</b>			
<b>VLCA-1c_C</b>	Addendum to Vacant Land Contract: Homeowners' Association Addendum	1/25	This new form allows sellers of residential vacant land within a homeowners' association to disclose to buyers the association's rules and restrictions.
<b>MISIRS-1</b>	Milestone Inspection and Structural Integrity Reserve Study	1/25	New form setting forth required disclosures under Florida law regarding buyer(s)' acknowledgement, milestone inspections, and other disclosures.
<b>NEW! CR-7 RIDERS TO THE RESIDENTIAL CONTRACT FOR SALE AND PURCHASE</b>			
<b>CR-7_A</b>	Condominium Rider	12/24	Updated to comply with the changes to <a href="#">Fla. Stat. Sec. 718.503</a> of the Florida Condominium Act that went into effect on December 31, 2024. Newly added to this form are conspicuous statements with checkboxes that address the milestone inspection, turnover inspection report, and structural integrity reserve study and whether the condominium association has or has not completed them or is not required to do so. <a href="#">CLICK HERE</a> to preview the detailed changes.
<b>CR-7_EE (now QIC-1)</b>	Qualifying Improvements Addendum to Contract (Previously PACE Addendum to Contract)	12/31	This was formerly the Property Assessed Clean Energy (PACE) Disclosure.



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