

Standard Forms Customer Service Frequently Asked Questions (FAQs)

Q: Does PAR have any forms or addenda on home inspections?

A: There are no separate forms dealing with home inspections. The Agreement of Sale ([ASR](#)) contains a property inspection contingency (paragraph 11), which gives a buyer the right to have the home inspected. It also contains inspection contingencies for **wood infestation** (termites)(paragraph 12), **lead-based paint** (paragraph 7), **radon** (paragraph 13), **water** (paragraph 14) and **sewer** (paragraph 15).

Q: Is there a form for lead?

A: PAR offers the brochure *Protect Your Family from Lead in Your Home* ([LPB](#)) for sale in packs of 25. The brochure must be given to purchasers or tenants of a property built before 1978. Published by the EPA, the brochure may also be found at [EPA/OPPT/Lead: Education and Outreach](#) in PDF format.

Information about lead can also be found on the back of page 6 of the Agreement of Sale ([ASR](#)).

Q: What does PAR offer on mold?

A: PAR sells the brochure *A Brief Guide to Mold, Moisture, and Your Home* ([MMB](#)) for sale in packs of 25. Published by the EPA, the brochure may also be found at "[A Brief Guide to Mold, Moisture, and Your Home](#)" in PDF format.

Q: Are we required to give people the Mold Brochure ([MMB](#))?

A: No. Currently, regulations and laws are not as specific on mold as they are for lead and other environmental issues. More information about mold and indoor air quality may be found on the back of page 2 of the Agreement of Sale ([ASR](#)).

Q: What does PAR offer on mediation?

A: PAR has two forms available for mediation. The Dispute Resolution System Brochure ([DRS](#)) and the Agreement to Mediate ([ATM](#)).

The [DRS](#) contains the rules and procedures of the Dispute Resolution System and other helpful information about mediation. The form is available for **free** download from the PAR website at [Pennsylvania Association of Realtors - Member Resources](#). The rules and procedures are also listed on the back of page 9 of the Agreement of Sale ([ASR](#)). The rules and procedures must be given to buyers or sellers if the mediation clause in the Agreement of Sale has been elected.

Form [ATM](#) is to be used if the mediation clause was not agreed to by the parties when they signed the Agreement of Sale (clause is a part of the Agreement of Sale). In that case, this form must be used with the [DRS](#) Brochure. The form is available for **free** download from the PAR website at [Pennsylvania Association of Realtors - Member Resources](#).

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Q: What do you offer as far as guides or instructions on how to use forms?

A: We offer documents called “Guidelines for Preparation and Use” for many forms. They can be found at www.parealtor.org, Member Resources, Standard Forms, view sample forms, FAQ. Current guides are available for our most popular and recently revised forms. It is a good idea to check this section of the Web site, as Guidelines are added when forms are revised and new forms are published.

NOTE: PAR Guidelines are designed to be used as a resource for PAR members only. Members must have a username and password for the members-only PRO-Web before accessing these documents. If you do not yet have a password, please click the “Member Login” link at the very top of the screen and select “register for access” from the login page.

Q: How do I know if I’m required to fill-out the Seller’s Property Disclosure form?

A: A list of exceptions to the Sellers Disclosure Law is listed on the back of page 1 of the form (SPD). If no exception is allowed, you must fill out the Seller’s Property Disclosure form.

Q: Do you have any guides that can be given to clients?

A: We offer the Consumer’s Guide to the Agreement of Sale (CG) which guides consumers through the Agreement of Sale step by step. Typically, agents and brokers give this booklet to homebuyers to help explain the Agreement of Sale.

Q: Do you sell any forms in Spanish?

A: Yes. Currently, we offer the Spanish Consumer’s Guide to the Agreement of Sale (SCG) for purchase, the Consumer Notice in Spanish (SCN) for free download from our website. Also, 18 of our key Standard Forms have been translated into Spanish and are available to use as reference copies for all PAR members.

Q: Can I change or insert my own language into a PAR Form?

A: Yes. Any pre-printed language in the Agreement of Sale may be modified or deleted. PAR understands that language in the form may not fit the needs of every consumer or transaction and accordingly allows the parties to cross out or add language upon which they agree. While the ability to change the Agreement is granted, PAR does **not** recommend doing so. The Agreement is designed to protect the agent and consumer and altering the language in the Agreement could jeopardize this protection. If changes are made, it is recommended that both parties initial and date each change.

Q: Why are the forms marked as free downloads on the PAR website password protected?

A: These forms are password protected to maintain them solely as a member benefit.

Q: Why are my electronic forms not up to date?

A: Check with your electronic forms provider. Some vendors require a download to update their software.