

Summary of KCRAR Form Changes for 2025

(Changes after August 2024)

Contingency for the Sale and Closing Addendum

Lines 41-43; Replaced “written notice” with “signed Kick-Out Notice/Notice of Backup Contract form” to eliminate confusion about the process.

Compensation Agreement Between Brokers

This is a new form.

Cooperation Agreement Between Brokers

Sunset this form and remove from the library.

Coronavirus Addendum/Amendment

Sunset this form and remove from the library.

Coronavirus Hold Harmless Agreement

Sunset this form and remove from the library.

Counter Offer Addendum

This form was updated in August.

Line 41; replaced “of the Effective Date” with “after the Effective Date”.

Exclusive Agency Listing Agreement

This form was updated in August.

Paragraph 10-Compensation to Brokers; added “(S)” to paragraph title Compensation to Brokers.

Paragraph 10-Compensation to Brokers; added text and option in the event of an unrepresented buyer.

Paragraph 10-Compensation to Brokers; moved one of the required compensation disclosure statements to another location in paragraph 10.

Paragraph 10-Compensation to Brokers; removed entirely the text and checkbox options for Seller’s authorization for Listing Broker to disclose Seller’s willingness to compensate broker assisting buyer.

Exclusive Buyer Agency Contract

This form was updated in August.

Paragraph 6-Compensation to Broker, Lines 76-86; added text and options for compensation in the event of an unrepresented Seller.

Non-Exclusive Buyer Agency Contract

This form was updated in August.

Paragraph 6-Compensation to Broker, added text and options for compensation in the event of an unrepresented Seller.

Exclusive Right to Sell Contract

This form was updated in August.

Paragraph 10-Compensation to Brokers, Line 296; added "(S)" to paragraph title Compensation to Brokers.

Paragraph 10-Compensation to Brokers, Line 301-308; added text and option in the event of an unrepresented buyer.

Paragraph 10-Compensation to Brokers; moved one of the required compensation disclosure statements to another location in paragraph 10.

Paragraph 10-Compensation to Brokers; removed entirely the text and checkbox options for Seller's authorization for Listing Broker to disclose Seller's willingness to compensate broker assisting buyer.

Exclusive Right to Sell – Transaction Broker

This form was updated in August.

Paragraph 10-Compensation to Brokers; added "(S)" to paragraph title Compensation to Brokers.

Paragraph 10-Compensation to Brokers; added text and option in the event of an unrepresented buyer.

Paragraph 10-Compensation to Brokers; moved one of the required compensation disclosure statements to another location in paragraph 10.

Paragraph 10-Compensation to Brokers; removed entirely the text and checkbox options for Seller's authorization for Listing Broker to disclose Seller's willingness to compensate broker assisting buyer.

Kick-Out Notice/Notice of Backup Contract

Revised and simplified form removing times and hours, removed receipt signatures and revised the Certificate of Delivery box.

NAR Settlement-Buyer Agency Contract Amendment

Sunset this form and remove from the library.

NAR Settlement-Listing Contract Amendment

Sunset this form and remove from the library.

Occupancy After Closing Addendum/Amendment

Changed the name of the form from "Occupancy After Closing Amendment" to "Occupancy After Closing Addendum/Amendment"

Line 4; removed the Effective Date of Contract and corresponding blank from the form.

In various locations in the form replaced the word “Amendment” with “Agreement”.

Occupancy Prior to Closing Addendum/Amendment

Changed the name of the form from “Occupancy Prior to Closing Amendment” to “Occupancy Prior to Closing Addendum/Amendment”.

Line 4; removed the Effective Date of Contract and corresponding blank from the form.

Line 7; replaced the word “Amendment” with “Agreement”.

Real Estate Contract – Land

This form was updated in August.

Paragraph 6, line 148; replaced “of the Effective Date” with “after the Effective Date”.

Paragraph 8, line 236; replaced “from the Effective Date” with “after the Effective Date”.

Paragraph 21, line 642; replaced “of the Effective Date” with “after the Effective Date”.

Real Estate Sale Contract – Residential

This form was updated in August.

Paragraph 4, line 168; replaced “of the Effective Date” with “after the Effective Date”.

Paragraph 6, line 264; replaced “from the Effective Date” with “after the Effective Date”.

Paragraph 21, line 738; replaced “of the Effective Date” with “after the Effective Date”.

Real Estate Sale Contract – New Homes

This form was updated in August.

Paragraph 16, line 379; replaced “of the Effective Date” with “after the Effective Date”.

Paragraph 18, line 506; replaced “from the Effective Date” with “after the Effective Date”.

Paragraph 38, line 915; replaced “of the Effective Date” with “after the Effective Date”.

Residential Septic System Addendum renamed Wastewater System Addendum

This form has been renamed from Residential Septic System Addendum to Wastewater System Addendum and has been fully revised to include other types of wastewater systems.

Resolution of Unacceptable Conditions Addendum

In paragraph 2b, added text to clarify previously agreed broker compensation was not to be included in the total closing costs and prepaid expenses blank. Sentence expanded to read: \$_____ (total to be paid). The total amount set forth herein does not include or otherwise modify the compensation SELLER previously agreed to pay Broker assisting Buyer.

Seller's Disclosure Addendum – Residential

Paragraph 7; Added 7b to include other pests such as bats and rodents, Removed “termites” from 7c and removed Other Pests from 7a.

Seller's Permission to Show & Commission Contract renamed **Seller's Permission to Show Contract**

This form was updated in August.

Paragraph 6, Compensation to Broker paragraph was completely revised and blanks for compensation removed.