



**POST-NAR-SETTLEMENT:  
Which Forms for What Purpose?**

	Form to Use
<b>The Residential Listing Agreement was generated prior to July 24, 2024 (i.e., on CAR Form RLA Rev. 12/23 or earlier):</b>	
<ul style="list-style-type: none"> <li>Seller wishes to continue to authorize cooperating broker compensation after the MLS offer of compensation option disappears, up to the same percentage specified in the original RLA at Paragraph 3D.</li> </ul>	<b>New Form KW-DM-LA</b> <i>DISCLOSURE AND MODIFICATION TO LISTING AGREEMENT (For use with a RLA revised 12/23 or earlier)</i>
<ul style="list-style-type: none"> <li>Seller does <b>not</b> wish to continue to authorize cooperating broker compensation after MLS offer of compensation option disappears.</li> </ul>	<b>CAR Form DM-LA</b>
<ul style="list-style-type: none"> <li>Seller wishes to continue to authorize cooperating broker compensation after MLS offer of compensation option disappears, up to a <b>different</b> amount than was specified in the original RLA at Paragraph 3D.</li> </ul>	<b>New Form KW-DM-LA</b> <i>DISCLOSURE AND MODIFICATION TO LISTING AGREEMENT (For use with a RLA revised 12/23 or earlier)</i>  ...Accompanied by...  <b>CAR Form MT-LA</b> – specifying the new maximum amount for CBC offers and the new aggregate listing broker commission

The Residential Listing Agreement was generated July 24, 2024 or after:	
<ul style="list-style-type: none"> <li>Seller wishes to authorize cooperating broker compensation offers on the MLS until the MLS option disappears, and then via alternative means thereafter.</li> </ul>	<b>New Form KW-MT-CBC</b> <i>MODIFICATION OF TERMS - LISTING AGREEMENT (Seller Offer to Compensate Buyer's Broker)</i>
<ul style="list-style-type: none"> <li>Seller wishes to authorize cooperating broker compensation offers communicated via means other than the MLS.</li> </ul>	<b>New Form KW-MT-CBC</b> <i>MODIFICATION OF TERMS - LISTING AGREEMENT (Seller Offer to Compensate Buyer's Broker)</i>
<ul style="list-style-type: none"> <li>Seller does <b>not</b> wish to authorize cooperating broker compensation.</li> </ul>	No modifications to CAR Form RLA required
<ul style="list-style-type: none"> <li>Seller does <b>not</b> wish to authorize cooperating broker compensation <b>but is open</b> to entertaining buyer requests via the RPA for direct seller concessions.</li> </ul>	No modifications to CAR Form RLA required  (Listing agent may advertise seller's willingness to entertain request for direct seller concessions, including for buyer broker compensation)

<p><b>Seller has authorized Cooperating Broker Compensation and the MLS offer of compensation model has been discontinued (i.e., August 12, 2024 and thereafter).</b></p> <p><b>The next step: Execute a formal broker-to-broker agreement memorializing the terms of cooperating broker compensation.</b></p>	
<p><b>You represent Seller.</b></p> <p>Cooperating broker wishes to request cooperating broker compensation at an amount less than or equal to the maximum previously authorized by seller (i.e., per seller's direction on the New Form KW-MT-CBC)</p>	<p><b>New Form CBC</b>  <i>COOPERATING BROKER COMPENSATION AGREEMENT AND ESCROW INSTRUCTIONS</i></p>
<p><b>You represent Buyer.</b></p> <p>Listing broker has indicated the availability of cooperating broker compensation.</p> <p>(Note: You may <b>not</b> receive from listing broker cooperating broker compensation that is greater than the amount set forth in your buyer representation agreement with that buyer.)</p>	<p>Request listing broker's brokerage-specific version of Form KW-CBC if listing broker indicates there is such a form.</p> <p>(But have any such form reviewed by your office attorneys prior to signing)</p> <p>If listing broker does not require their own brokerage-specific Form CBC, you may use <b>New Form CBC</b></p>