

NVAR is excited to announce our July 1, 2025, Standard Forms updates, including the introduction of our new K1405 – VA Loan Assumption Addendum and the official NVAR clauses library. The educational versions of the forms can be found here: [Educational](#) and the blog explaining the changes can be found here: [Standard Forms Changes — July 1, 2025](#). The updated forms are as follows:

- K1008 – Rental Application
- K1209 – Sales Contract for Unimproved Land
- K1210 – Final Walkthrough (**note**: this is a NEW TITLE for the form currently named “Walkthrough Inspection”)
- K1308 – Buyers Acknowledgement of Potential Adverse Consequences
- K1321 – Residential Sales Contract
- K1339 – VA Financing Contingency
- K1348 – Pet Addendum
- K1354 – Lease – VRLTA
- K1360 – Well and Septic Addendum
- K1384 – Addendum – Lease
- K1385 – Optional Listing Information Sheet
- K1390 – Understanding Your Rights Under the Resale Disclosure Act
- K1391 – New Home Sales Addendum
- K1393 – Optional Buyer Cover Sheet
- K1405 – VA Loan Assumption Addendum (**NEW FORM**)

You will also see the “Clauses Library” document in the folder above. The current format of the document exists just for ease of reading – it will appear differently per forms platform. Right now, we have each new clause on its own separate page so you can differentiate them. The clauses to be added are as follows:

For use in Sales Transactions:

1. Extension of Settlement Date (Addendum)
2. Extension of Contingency Deadline (Addendum)
3. Withdrawal of Offer (EMAIL)
4. Back-Up Contract (Addendum)
5. "As-Is" Property Condition (Addendum)
6. 1031 Exchange – Buyer (Addendum)
7. 1031 Exchange – Seller (Addendum)
8. Real Estate Cooperative (Addendum)

For use in Leasing Transactions:

1. Early Termination of Lease – Tenant Request (Addendum)
2. Early Termination of Lease – Landlord Request (Addendum)