

Douglas Elliman Residential Lease Transaction Forms List

(As of June 24, 2025)

Listing

- Lease Listing Agreement [CAR Form LL]
- [\[NEW\] Douglas Elliman Addendum to Lease Listing Agreement](#)
- [\[NEW NAME\] Rental Property Owner Intake Form \[CAR Form RPOI\]](#)
- Rental Property Owner Disclosure [CAR Form RPOD] (this will also be attached to the Lease)
- Disclosure Regarding Agency Relationship [CAR Form AD]
- California Consumer Privacy Act Advisory [CAR Form CCPA]
- Fair Housing and Discrimination Advisory [CAR Form FHDA]
- [Douglas Elliman Lease Addendum](#) (please have signed with Listing to outline/confirm duties)
- [\[NEW\] Rental Property Owner Advisory \[CAR Form RPOA\]](#)
- RCSD-LL (only applicable if “Entity Rental Property Owner” section is not appropriately completed)

Lease

- FULLY EXECUTED LEASE AGREEMENT [CAR Form RLMM]
- Disclosure Regarding Real Estate Agency Relationship [CAR Form AD] (if Representing Tenant)
- Buyer (Tenant) Non-Agency Agreement [CAR Form BNA] (if Tenant unrepresented)
- Rent Cap and Just Cause Addendum [CAR Form RCJC] (***NOTE: Ensure Notice of Exemption is Checked, if applicable**)
- California Consumer Privacy Act Advisory [CAR Form CCPA]
- [Douglas Elliman Lease Addendum & Hazard Booklets Link Acknowledgement](#) (**NOTE: confirm checkbox is checked in Paragraph 38D of Lease Agreement)
- Bed Bug Disclosure [CAR Form BBD]
- Tenant Flood Hazard Disclosure [CAR Form TFHD]
- [\[NEW\] Offer of Tenant Positive Rental Payment Reporting \[CAR Form TRPR\]](#)
- Fair Housing and Discrimination Advisory [CAR Form FHDA]
- Rental Property Owner Disclosure [CAR Form RPOD]
- [\[NEW\] Security Deposit Disclosure and Addendum \(CAR Form SDDA\)](#) (***NOTE: Ensure Notice of Exemption is Checked, if applicable**)
- Information on Dampness and Mold for Renters in California (booklet, attached to RLMM)
- Lead Based Paint Disclosure/Addendum (if before 1978) [CAR Form LPD]
- Lease/Rental Mold and Ventilation Addendum [CAR Form LRM]
- Water Heater and Smoke Detector Statement of Compliance [CAR Form WHSD]
- Wire Fund and Electronic Funds Transfer Advisory [CAR Form WFA]
- Water Conserving Plumbing Fixtures and Carbon Monoxide Detector Notice [CAR Form WCMD]
- Parking & Storage Disclosure [CAR Form PSD]
- Douglas Elliman Lease Money Disposition Acknowledgement (if applicable, 42C not completed)

Additional Documents if Representing Tenant:

- Tenant Representation & Broker Compensation Agreement [CAR Form TRBC]
- Lease Commission Agreement [CAR Form LCA] (if applicable)

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Required, If Applicable:

- Pool, Hot Tub & Spa Addendum (including multi-unit buildings that have a pool/spa) [CAR Form PHSA]
- Animal Terms & Conditions Addendum (Use for any service animal or pet) [CAR Form ATCA]
- Any applicable local disclosures (i.e. Pasadena no smoking disclosure)

Direction for the following:

- An agreement stating costs if gas or electricity not separately metered (included in lease or Addm);
- A disclosure if the property is in default (must be given before signing the lease);

Bonus Optional/Suggested Forms:

- Lease Commission Agreement [CAR Form LCA]
--Best Practice if representing Tenant to confirm commission on potential sale and renewals.
**Note – Only the party (Housing Provider or Tenant) who is paying the compensation should sign this Agreement.*
- AVID – Useful if agent wants to disclose something they know about the property or local area
- Inspection Report – This could be suggested for tenant to perform or provided by Landlord for additional disclosure, if desired.
- Local Area Disclosures