



Revised CVR MLS Standard Forms Reference Guide

July 1, 2026

Revised versions of the CVR MLS Residential Purchase Agreement, Summary of the Residential Property Disclosure Act as well as the Purchase and Lease Lead Paint Disclosure forms will be available in the CVR MLS forms library on July 1.

If you have any questions concerning the changes to the CVR MLS forms, you may contact Peggy Lynch, Sr. Vice President of Risk Management and Broker Services by emailing forms@cvrmls.com or calling 804.422.5006.

Revised Forms

CVR 335 | CVR MLS Residential Purchase Agreement

2. Personal Property Included

The following items have been added to the list of personal property the seller will convey at settlement:

Network connected devices, hubs and/or peripherals designed for controlling or automating temperature and lighting (Seller to provide access information to Purchaser at settlement), mailbox and post, USPS mailbox keys (if applicable).

This new language also confirms the Seller's duty to provide access information and/or keys if applicable, at the time of settlement.

4: Purchase Price

This section has been both revised and reorganized.

The language addressing proof of funds has been moved to the second paragraph 2 of this section, with no change to the original language.

The language in paragraph 5 has been substantially revised. **The Seller's written consent is now required if the Purchaser wishes to change loan types** following ratification:

Purchaser may not seek lender financing other than the type specified above unless Seller consents in writing to such change in lender financing.

The previous language allowed the Purchaser to change loan types if there was no delay in settlement or additional expense for the Seller.

The seventh paragraph in this section also contains new language which represents a substantive change:

If Purchaser fails to comply with any of the provisions of this paragraph 4, then Seller may terminate this Agreement by written notice to Purchaser, and subject to the provisions of Paragraph 8, Purchaser's Deposit shall be paid to Seller.

24E. Equipment Condition and Inspection

Language has been added requiring:

Seller shall have all utilities supplied to all systems from the Date of Ratification until settlement.

24F. Well, Septic, or Municipal Systems

Effective July 1, 2026, there are revisions to legal requirements for septic inspections. One of the revisions addressed the limits of "readily accessible" components, specifically that septic components are not considered "readily accessible" if access to such components requires more than 30 inches of excavation. New language has been added to the Purchase Agreement to address inaccessible components:

If any septic system component is inaccessible as indicated in the inspection report, then the parties shall negotiate what further actions, if any, shall be required of Seller regarding the inaccessible component(s). If the parties are unable to reach written agreement within five (5) days following receipt of the report (the "Report Deadline"), then Purchaser shall have five (5) days from the Report Deadline to either (i) accept the inspection as limited by the inaccessible components, or (ii) terminate this Agreement by written notice to Seller, and subject to the provisions of Paragraph 8, Purchaser's Deposit shall be refunded in full to Purchaser and neither party shall have any further obligation hereunder. If this Agreement is not terminated by Purchaser within five (5) days following the Report Deadline, then Purchaser's right to terminate this Agreement under this paragraph is waived, and Purchaser is deemed to have accepted the inspection as limited by the inaccessible components.

24G. Wood Infestation

The language in the section has been revised to clarify that the Seller is only obligated to treat the property if the inspection report reveals infestation.

CVR 426 | Summary of Residential Property Disclosure Act

This form has been updated in accordance with a legislative change effective July 1, 2026. The new item 19 on the statement, regarding military ground installations, has been added to the list which the Seller makes no representations to prospective Purchasers.

19. The owner makes no representations with respect to the property's proximity to any military ground installation, including whether the property may be impacted by related noise or other effects of military operations. Purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary to determine whether the property may be adversely impacted.

CVR 440 | Lead Based Paint Disclosure of Information - Lease

This form language has been revised to align with the language in the Virginia REALTORS® version of Lead Based Paint Disclosure of Information - Lease. The revisions are designed to clarify and streamline the required acknowledgement of the parties to the lease transaction and the agents representing those parties.

CVR 445 | Lead Based Paint Disclosure of Information - Purchase

This form language has been revised to align with the language in the Virginia REALTORS® version of Lead Based Paint Disclosure of Information - Purchase. The revisions are designed to clarify and streamline the required acknowledgement of the parties to the purchase transaction and the agents representing those parties.

New Standard Clauses

CVR 335

24F. Well, Septic or Municipal Systems

The following standard clauses have been added to the Standard Clause Library addressing transactions where the Purchaser will be reimbursing the Seller for the cost of the septic inspection or transactions where the Purchaser is ordering and paying for the septic inspection.

Clause when Purchaser is reimbursing Seller the cost of the septic inspection, but Seller remains responsible for ordering the inspection:

Purchaser shall reimburse Seller the cost of the septic system inspection described in Paragraph 24F within _____ (__) days from completion of the inspection, but said reimbursement shall not exceed \$_____. All other provisions of Paragraph 24F remain in full force and effect.

Clause when Purchaser is ordering and paying for the septic inspection:

Paragraph 24F is amended as follows: Within ten (10) days from the Date of Ratification, Purchaser will retain, at Purchaser's expense, an authorized and insured septic system inspector to perform the septic system inspection. Upon receipt of inspector's written report, Purchaser shall provide Seller with a copy of the report. Seller shall repair all malfunctions of the septic system as set forth in the report and all other provisions of Paragraph 24F remain in full force and effect. Purchaser shall have the septic system inspector return the Property to substantially the same condition as it appeared prior to the inspection, except grass, shrubs and other plants need not be replanted if they did not survive the removal process.