

# September 2020 COVID-19 Forms Release

## Quick Summary

This chart is a quick summary of the emergency release of forms related to coronavirus released on **September 9, 2020 and September 21, 2020**. For further information, please refer to the C.A.R. web page at:

<https://www.car.org/zipform/standard-forms/summary-forms-releases-chart/September-2020-Forms-Release>. Please note that this list is subject to change.

Form Code	Form Name	Replaces	Brief description of form or how the form was revised	OK to use prior revision
CDC-TD	Centers for Disease Control COVID-19 Tenant Declaration	N/A	This form was created by an Order from the CDC. If a residential tenant who cannot pay rent signs the form and delivers to the landlord, the landlord may not evict the tenant for non-payment of rent, until January 1, 2021. Only applies if the tenant earns no more than \$99,000 per year.	<b>NEW</b>
CRFP	Coronavirus Rent Forgiveness, Termination of Tenancy and Possession of Premises Agreement	N/A	This form documents a voluntary agreement by a residential landlord and tenant. The landlord agrees to forgive all or part of unpaid rent in exchange for possession of the property on a date certain.	<b>NEW</b>
CRRA	Coronavirus Unpaid Rent Repayment Agreement	N/A	This voluntary form documents an agreement by a tenant to, over time, pay back a landlord for rent that was unpaid since the beginning of the COVID-19 state of emergency. If a local government has issued an order or ordinance establishing a payback period, that local enactment needs to be complied with. Under superseding state law, the payback period can begin no later than March 1, 2021 and end no later than March 1, 2022.	<b>NEW</b>
CURC	Coronavirus Unpaid Rent Calculation	N/A	If a residential tenant has not paid rent anytime from March 1, 2020 to January 31, 2021, a landlord must document the amounts owed and dates the rent was due as part of an eviction notice. This form identifies those amounts and dates.	<b>NEW</b>
DCFD	Tenant Declaration of COVID-19 Related Financial Distress	N/A	California law prohibits a landlord from evicting a residential tenant if the tenant signs and delivers to the landlord a declaration under penalty of perjury that the tenant is unable to pay rent due to a COVID-19 related reason. An unsigned version of this form must be attached to an eviction notice for unpaid rent from March 1, 2020 to January 31, 2021. No proof of inability to pay is needed unless tenant is a "high income" tenant.	<b>NEW</b>
NTRA	Notice of Tenant of COVID-19 Tenant Relief Act of 2020	N/A	This form, informing a residential tenant of the tenant's rights under California law must be given to a tenant before serving a tenant with an eviction notice.	<b>NEW</b>

PMC-CPP	Notice to Cure Covid Protected Period Monetary Covenant or Quit	N/A	This form satisfies the statutory requirements for a 15-day notice to pay money, other than rent, that is due between March 1, 2020 and August 31, 2020.	NEW
PMC-TP	Notice to Cure Covid Transition Period Monetary Covenant or Quit	N/A	This form satisfies the statutory requirements for a 15-day notice to pay money, other than rent, that is due between September 1, 2020 and January 31, 2021.	NEW
PRQ-CPP	Notice to Pay Covid Protected Period Rent or Quit	N/A	This form satisfies the statutory requirements for a 15-day notice to pay rent or quit, for unpaid rent that is due between March 1, 2020 and August 31, 2020.	NEW
PRQ-TP	Notice to Pay Covid Transition Period Rent or Quit	N/A	This form satisfies the statutory requirements for a 15-day notice to pay rent or quit, for unpaid rent that is due between September 1, 2020 and January 31, 2021. Residential tenant is obligated to pay 25% of amount due by January 31, 2021.	NEW
PCQ	Notice to Cure or Perform Covenant or Quit	6/20	This 3-day notice is modified to inform the user that other forms are necessary if a non-rent monetary covenant is due between March 1, 2020 and January 31, 2021.	N
PRQ	Notice to Pay Rent or Quit	6/20	This 3-day notice is modified to inform the user that other forms are necessary if unpaid rent is due between March 1, 2020 and January 31, 2021.	N

\* These forms will **only be available either via zipForm®Plus or from the following Associations:** Beverly Hills/Greater Los Angeles AOR, Newport Beach AOR, North San Diego County AOR and Sacramento AOR.

C.A.R. no longer monitors the legal validity of any prior form version and the C.A.R. User Protection Agreement only applies to the most current version of a form.

See <https://www.car.org/zipform/standard-forms/user-protection-agreement> for full text of the User Protection Agreement.