



# 2026 AAR LEGAL FORMS UPDATE: MEMBER TOOLKIT



The 2026 AAR Statewide Legal Forms are now available. Form updates were not prompted by any changes to Alabama license law. Instead, the revisions reflect practical improvement to the forms based on member feedback, evolving industry practices, and efforts to make the forms clearer and easier to use. Explore the 2026 library below and find key reminders to help ensure compliance.

## 12 NEW FORMS

The **new** forms available are:

- **Dual Agency Agreement for Multiple Licensees**
- **Co-Brokerage Listing Agreement – Agency**
- **Co-Brokerage Listing Agreement – Transaction Facilitator**
- **Interstate Co-Brokerage Listing Agreement – Agency**
- **Interstate Co-Brokerage Listing Agreement – Transaction Facilitator**
- **Real Estate Referral Disclosure Form**
- **Final Walk-Through Inspection Form**
- **Exclusive Lease Procurement Agreement – Agency**
- **Exclusive Lease Procurement Agreement – Transaction Facilitator**
- **Tenant Representation Agreement – Agency**
- **Tenant Representation Agreement – Transaction Facilitator**
- **Transaction Reference Sheet**

## 13 UPDATED FORMS

The **updated** forms are below. The changes made to each form are minor and are briefly explained below. Detailed explanations are available on the [2026 Revisions List](#).

- **Exclusive Right to Sell Agency Listing Agreement and Exclusive Right to Sell Agency Lot-Land Listing Agreement**
  - Agreement automatically extends through closing if the seller is under contract when it expires.
- **Buyer Agency Agreement**
  - The Agent’s responsibilities include coordinating closing activities.
  - Agreement automatically extends through closing if the buyer is under contract when it expires.
- **Transaction Facilitator Agreement for Sellers**
  - Agreement automatically extends through closing if the seller is under contract when it expires.
  - Licensee may customize the services to be provided.
- **Transaction Facilitator Agreement for Buyers**
  - Agreement automatically extends through closing if the buyer is under contract when it expires.
- **Dual Agency Agreement**
  - The dual agent is now required to sign the form.
- **Residential Purchase Agreement and Lot-Land Purchase Agreement**
  - Information about [FinCEN’s new reporting requirement](#) was added. *Note: this requirement is subject to litigation, which AAR is monitoring closely.*
  - Lot-Land Purchase Agreement only: A new paragraph regarding timber rights was added.
- **Addendum to Purchase Agreement**
  - A space to add an expiration date was added.
  - Options to accept, reject, or counter were added.
- **Withdrawal of Offer**
  - Witness signature lines were removed.
- **Buyer’s Estimated Closing Statement**
  - Additional expense options were added.
- **Seller’s Estimated Closing Statement**
  - Additional expense options were added.
- **Residential Lease Agreement**
  - Additional tenant signature lines were added.
- **Animal Addendum to Residential Lease Agreement**
  - Additional tenant signature lines were added.

## NEXT STEPS

### DOWNLOAD THE NEW FORMS

**AAR’s Website:** If you download the forms from the AAR website to your computer, visit our 2026 Statewide Forms Library to access and download the new forms.

**Document Managers:** If you use a document manager to access the forms, ensure you are using the latest versions of the forms. Keep in mind that most document managers do not automatically update folders you create, so you will need to update the documents in your folders.

### REMOVE THE 2025 FORMS

The 2025 Statewide Legal Forms have expired. You may **only** continue to use the 2025 Forms if they are in use in a pending transaction.

### CHECK THE DATE YOUR FORMS

Double check that the forms you’re using as of April 1 say “2026” in the title at the top. If so, you’re good to go!

### CONTACT AAR IF YOU NEED ASSISTANCE

AAR’s Legal Line is here to help. Call us at (334) 262-3808 or visit <https://www.alabamarealtors.com/legal-line>.

### REGISTER FOR THE UPCOMING WEBINAR TRAINING

AAR is hosting a webinar training on Tuesday, April 7 at 9:30 am to review the 2026 legal forms. Register at [www.alabamarealtors.com/webinars](http://www.alabamarealtors.com/webinars)