

AIR COMMERCIAL REAL ESTATE ASSOCIATION CONTRACT FORMS

THE INDUSTRY STANDARD ACHIEVES NEW HEIGHTS WITH WINAIR FORMS 2.0

AIR TAKES ELECTRONIC FORMS TO A NEW LEVEL WITH **WINAIR FORMS 2.0**. IN ADDITION TO INCLUDING ALL AIR FORMS AND ADDENDA, USER-FRIENDLY SCREENS, BUILT-IN SECURITY, CONVENIENT FORMS USAGE, AND AN EASY RE-ORDERING PROCESS, WINAIR FORMS 2.0 HIGHLIGHTS SUCH NEW FEATURES AS OPENING MULTIPLE FORMS SIMULTANEOUSLY, SAVING EACH FORM AS AN INDIVIDUAL FILE, SAVING DATA INTO A DATABASE, CHANGING FORMATS FROM LEGAL TO LETTER SIZE ON SCREEN, AND PRINTING IN COLOR.

WINAIR FORMS 2.0

Description

WITH WINAIR FORMS 2.0™ SOFTWARE, YOU HAVE THE ABILITY TO FILL IN, CUSTOMIZE, AND PRINT AIR'S COMMERCIAL REAL ESTATE FORMS AND ADDENDA FROM YOUR COMPUTER AND PRINTER.

What's New in 2.0

- ~> NO DONGLE.
- ~> OPEN MULTIPLE FORMS AT THE SAME TIME.
- ~> SAVE EACH FORM AS AN INDIVIDUAL FILE.
- ~> FILL IN A FORM AND POPULATE DATA INTO ANOTHER FORM AUTOMATICALLY.
- ~> SAVE DATA INTO A DATABASE.
- ~> CHANGE THE FORMAT FOR VIEWING ON SCREEN FROM LEGAL TO LETTER.
- ~> PRINT DIRECTLY TO A PDF FILE, WITHOUT HAVING THE FULL VERSION OF ADOBE ACROBAT®.
- ~> ADDING AND EXTENDING LINES IS MADE EASIER.
- ~> PRINT A MODIFICATION SHEET TO VIEW CHANGES YOU MADE TO A FORM.
- ~> ADD NOTES TO YOUR FORMS.
- ~> INSERT IMAGES AND PASTE TEXT FROM EXTERNAL PROGRAMS.

features you need

SAFE. SECURITY CONTROLS TO PROTECT YOUR FORMS FROM REVISION OR ACCESS FROM UNAUTHORIZED USERS.

ORGANIZED. STORE COMPLETED FORM IN YOUR OWN PERSONAL FOLDERS.

EDIT. SPELL-CHECK COMPLETED FORMS.

TRACK THE HISTORY OF EDITS TO A FORM THROUGH REVISION CONTROL.

PRINT UNLIMITED DRAFT COPIES, FREE!.

COST-EFFECTIVE. ONLY ONE CHARGE FOR UNLIMITED COPIES OF FINAL PRINTS

PRINT LETTER-SIZE CONTRACTS.

INSERT YOUR COMPANY LOGO, FLOOR PLAN, OR ANY BITMAP GRAPHIC IMAGE INTO YOUR FORM.

SAVE TIME. ELIMINATE REDUNDANT TYPING BY STORING RE-OCCURRING (BOILERPLATE) TEXT INTO YOUR OWN PERSONAL LIBRARY.

ELIMINATE MISTAKES. PRINT FIELD INFORMATION ONLY TO HELP PROOF DRAFT COPIES.

FLEXIBLE. E-MAIL AND FAX FORMS DIRECTLY FROM YOUR COMPUTER.

NETWORKABLE.

EASY. USER-FRIENDLY SCREENS.

STRIKE THROUGH PREPRINTED TEXT AND ADD YOUR OWN CUSTOM TEXT ANYWHERE ON A FORM.

A DIFFERENT **FONT** USED FOR CUSTOM LANGUAGE.

WinAIR Forms 2.0

Also available in AZ, CO, FL, IL & NV Versions

The MULTIPLE of the
AIR Commercial Real Estate Association

800 W. 6th Street, Suite 800
Los Angeles, California 90017
Office: 213.687.8777
Fax: 213.687.8616

Website: www.airca.com



Purchase and Sale Forms

- Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate © 2004 Rev. 06/07
- Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate (Vacant Land) © 2008
- Standard Offer, Agreement and Escrow Instructions for Purchase of Residential Income Properties © 2009
- Counter Offer – Seller © 1998 Rev. 08/06
- Counter Offer – Buyer © 1998 Rev. 08/06
- Seller's Mandatory Disclosure Statement © 1998 Rev. 07/06

Agency Agreements

- Exclusive Right to Represent Buyer/Lessee - For Purchase or Lease © 1997 06/07
- Exclusive Right to Represent Owner - For Sale or Lease © 1997 06/07
- Exclusive Listing Agreement for Sublease © 1997 06/07
- Limited Listing Agreement for Sale or Lease © 2006 Rev. 06/07

Industrial / Commercial Leases

- Single-Tenant Gross © 2001 Rev. 11/08
- Single-Tenant Net © 2001 Rev. 11/08
- Land Lease Gross © 2008
- Multi-Tenant Gross © 2003 Rev. 05/09
- Multi-Tenant Net © 2004 Rev. 05/09
- Standard Sublease – Post - 1995 Leases © 1997 Rev. 11/08
- Standard Sublease – Pre - 1996 Leases © 1997 Rev. 11/08
- Standard Sublease Multi-Tenant © 2001 Rev. 08/08

Lease Offers & Lease Proposals

- Standard Offer and Agreement to Lease Real Estate © 1998 Rev. 08/06
- Standard Proposal to Lease © 1997 Rev. 04/05
- Counter Offer – Lessor © 2001 Rev. 06/01
- Counter Offer – Lessee © 2001 Rev. 06/01
- Counter Proposal – Lessor © 1999 Rev. 12/99

Office Leases

- Multi-Tenant Office – Gross © 1999 Rev. 05/09
- Multi-Tenant Office – Net © 2002 Rev. 05/09

Retail Lease & Addenda

- Standard Multi Tenant Shopping Center Lease Net © 2003 Rev. 05/09
- Merchant's Association Addendum © 2003 Rev. 08/03
- Percentage Rent Addendum © 2003 Rev. 08/03

Standard Lease Addenda

- Lessor's Option to Cancel - Assignment or Sublease by Lessee © 2000 Rev. 08/00
 - Option to Extend With a Cost of Living Increase © 2000 Rev. 08/00
 - Option to Purchase © 2000 Rev. 08/06
 - Rent Adjustments © 2000 Rev. 08/00
 - Right of First Refusal © 2000 Rev. 08/06
 - Structural Alterations – Earthquake Hazard Ordinance © 2000 Rev. 08/00
 - Work Letter © 2008
 - Service Agreement – HVAC © 2000 Rev. 08/06
 - Arbitration Agreement © 1997 Rev. 06/07
 - Notice of Election to Extend Term of Lease © 2006 Rev. 07/06
 - Notice of Election to Purchase © 2006 Rev. 07/06
 - Right of First Refusal to Lease Additional Space © 2006 Rev. 07/06
 - Right of First Offer to Purchase © 2006 Rev. 07/06
 - Tenant Application-Credit and Background Information © 2006 Rev. 07/06
 - Lease Abstract © 2009
 - Amendment to Exclusive Right to Represent Owner - For Sale or Lease © 2010 Rev. 01/10
 - Amendment to Lease © 2006 Rev. 07/06
 - Commencement Date Memorandum © 2006 Rev. 07/06
- ## Miscellaneous Forms & Publications
- Guaranty of Lease © 1996 Rev. 09/06
 - Assignment and Assumption of Lease and Consent of Lessor © 2003 Rev. 12/03
 - Assignment and Assumption of Lessor's Interest in Lease © 1996 Rev. 12/96
 - Property Information Sheet © 2000 Rev. 06/07
 - Standard Estoppel Certificate – By Lessor © 2000 Rev. 06/07
 - Standard Estoppel Certificate – By Lessee © 2000 Rev. 06/07

PLEASE TYPE OR PRINT

WinAIR Program	Price
WinAIR Forms 2.0 CD – Includes: One User/PC License and 200 Tokens	\$ 399.00
Additional PC/User License for WinAIR Forms 2.0 (Includes 200 Tokens)	\$ 125.00
WinAIR Forms 2.0 User's Manual A Step by Step Guide to Understanding and Using the AIR Lease Forms and Addenda	\$ 149.00
SUBTOTAL	\$
Less 25% Discount to AIR Members	\$
California Residents add 9.75% tax	\$
TOTAL	\$
UPS Ground Delivery add \$10.00	\$ 10.00
UPS Overnight Morning Delivery add \$26.00	\$
GRAND-TOTAL	\$




- NO COD's - SHIPPING ADDRESS - No PO Boxes -		
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***** IMPORTANT SHIPPING INFORMATION *****

All orders received by **1:00pm** (Pacific Standard Time) will ship the same day. Orders received after 1:00pm (PST) will be shipped the following business day. All orders are shipped via United Postal Service (UPS). We are not responsible for delays in transit.

★ ALL SALES ARE FINAL ★

BILLING INFORMATION

- Check Enclosed (make payable to The MULTIPLE)
- Charge Credit Card:   

Mail/Fax Orders to AIR

800 W. 6th Street, Suite 800
Los Angeles, CA 90017
Fax: 213.687.8616

Card No:	Exp. Date:
Name on Card:	Authorized Signature: