



# 2023 CONTRACT DATES & DEADLINES

The following assumes: (1) loan pre-approved; (2) approximately 30 days to close

Item #	Reference	Event	Date or Deadline
1	§ 3	Time of Day Deadline	Specified by contract or defaults to 11:59pm
2	§ 4	Alternative Earnest Money Deadline	MEC + 3 days
<b>TITLE</b>			
3	§ 8	Record Title Deadline	MEC + 10 days
4	§ 8	Record Title Objection Deadline	MEC + 12 days
5	§ 8	Off-Record Title Deadline	MEC + 10 days
6	§ 8	Off-Record Title Objection Deadline	MEC + 12 days
7	§ 8	Title Resolution Deadline	MEC + 15 days
8	§ 8	Third Party Right to Purchase/Approve Deadline	Note: check with HOA or Parties (if applicable, could be up to 30 days)
<b>OWNERS' ASSOCIATION</b>			
(Start pulling this information together once Listing Contract is signed.)			
9	§ 7	Association Documents Deadline	MEC + 10 days
10	§ 7	Association Documents Termination Deadline	MEC + 12 days (know your HOAs)
<b>SELLER'S DISCLOSURES</b>			
11	§ 10	Seller's Property Disclosure Deadline	MEC + 3 days (contract obligates)
12	§ 10	Lead-Based Paint Disclosure Deadline	MEC + 3 days
<b>LOAN &amp; CREDIT</b>			
13	§ 5	New Loan Application Deadline	MEC + 3 days
14	§ 5	New Loan Terms Deadline	MEC + 10 days (check with lender on estimated final approval)
15	§ 5	New Loan Availability Deadline	MEC + 28 days
16	§ 5	Buyer's Credit Information Deadline	Blank, unless applicable assumption
17	§ 5	Disapproval of Buyer's Credit Information Deadline	Blank, unless applicable assumption
18	§ 5	Existing Loan Deadline	Blank, unless applicable assumption
19	§ 5	Existing Loan Termination Deadline	Blank, unless applicable assumption
20	§ 5	Loan Transfer Approval Deadline	Blank, unless applicable assumption
21	§ 4	Seller or Private Financing Deadline	Note: Finalize loan terms MEC + 30 days
<b>APPRAISAL</b>			
22	§ 6	Appraisal Deadline	MEC + 18 days
23	§ 6	Appraisal Objection Deadline	MEC + 23 days
24	§ 6	Appraisal Resolution Deadline	MEC + 26 days
<b>SURVEY</b>			
25	§ 9	New ILC or New Survey Deadline	MEC + 20 days
26	§ 9	New ILC or New Survey Objection Deadline	MEC + 22 days
27	§ 9	New ILC or New Survey Resolution Deadline	MEC + 26 days
<b>INSPECTION &amp; DUE DILIGENCE</b>			
28	§ 10	Water Rights Examination Deadline	MEC + 10 days
29	§ 10	Mineral Rights Examination Deadline	MEC + 10 days
30	§ 10	Inspection Termination Deadline *	MEC + 10 days (*use same date for Termination and Resolution per DRE OR use N/A for Deadline)
31	§ 10	Inspection Objection Deadline	MEC + 10 days
32	§ 10	Inspection Resolution Deadline* (If a major repair issue exists, increase timeline for bids)	MEC + 10 days (*use same date for Termination and Resolution per DRE OR use N/A for Deadline)
33	§ 10	Property Insurance Termination Deadline	MEC + 20 days
34	§ 10	Due Diligence Documents Delivery Deadline (title)	MEC + 10 days
35	§ 10	Due Diligence Documents Objection Deadline (title)	MEC + 12 days
36	§ 10	Due Diligence Documents Resolution Deadline (title)	MEC + 15 days
37	§ 10	Conditional Sale Deadline	Note: per contract on other property (watch this date if need to amend/extend)
38	§ 10	Lead-Based Paint Termination Deadline	MEC + 14 days
<b>CLOSING &amp; POSSESSION</b>			
39	§ 12	Closing Date	MEC + 30-45 days
40	§ 17	Possession Date	Closing Date (upon closing and funding)
41	§ 17	Possession Time	Closing Date (upon closing and funding)
42	§ 27	ACCEPTANCE DEADLINE DATE	1-2 days from Offer Date (Variable)
43	§ 27	ACCEPTANCE DEADLINE TIME	11:59pm (unless otherwise designated in Time of Day Deadline)

**Knowledge of topics as to dates is most important; Buyer vs Seller representation may influence the above**

Jan 2023