

2021 CONTRACT DATES & DEADLINES

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

Item #	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	As requested (other than contract)
TITLE			
2	§ 8.4	Record Title Deadline	MEC + 7; hard date 10 days
3	§ 8.4	Record Title Objection Deadline	MEC +10; hard date 13 days
4	§ 8.3	Off-Record Title Deadline	MEC +7; hard date 10 days
5	§ 8.3	Off-Record Title Objection Deadline	MEC +10; hard date 13 days
6	§ 8.5	Title Resolution Deadline	MEC +13; hard date 16 days
7	§ 8.6	Right of First Refusal Deadline	Note: check with HOA, Authority, or Parties
HOMEOWNERS' ASSOCIATION			
(Start pulling this information together once Listing Contract is signed.)			
8	§ 7.2	Association Documents Deadline	MEC +7; hard date 10 days
9	§ 7.4	Association Documents Termination Deadline	MEC +10; hard date 13 days (know your HOAs) +10 days if not all docs provided
SELLER'S DISCLOSURES			
10	§ 10.1	Seller's Property Disclosure Deadline	MEC +1; hard date 1 day (usually in MLS) (contract obligates)
11*	§ 10.10	Lead-Based Paint Disclosure Deadline	MEC +7; hard date 10 days
LOAN & CREDIT			
12	§ 5.1	Loan Application Deadline	MEC +1; hard date 1 day
13	§ 5.2	New Loan Termination Deadline	Note: should be after appraisal; varies per Seller (20-25) or Buyer (5 days before closing); check with lender on est. final approval
14	§ 5.3	Buyer's Credit Information Deadline	Blank, unless applicable assumption
15	§ 5.3	Disapproval of Buyer's Credit Information Deadline	Blank, unless applicable assumption
16	§ 5.4	Existing Loan Deadline	Blank, unless applicable assumption
17	§ 5.4	Existing Loan Termination Deadline	Blank, unless applicable assumption
18	§ 5.4	Loan Transfer Approval Deadline	Blank, unless applicable assumption
19	§ 4.7	Seller or Private Financing Deadline	Note: finalize loan terms MEC +7; hard date 10 days
APPRAISAL			
20	§ 6.2	Appraisal Deadline	MEC +14; hard date 17 days
21	§ 6.2	Appraisal Objection Deadline	MEC +17; hard date 20 days
22	§ 6.2	Appraisal Resolution Deadline	MEC +20; hard date 23 days
SURVEY			
23	§ 9.1	New ILC or New Survey Deadline	MEC +21; hard date 24 days
24	§ 9.3	New ILC or New Survey Objection Deadline	MEC +24; hard date 27 days
25	§ 9.3	New ILC or New Survey Resolution Deadline	MEC +27; hard date 30 days; Subject to survey objection per contract
INSPECTION & DUE DILIGENCE			
26	§ 10.3	Inspection Objection Deadline	MEC + 7; hard date 10 days
27	§ 10.3	Inspection Termination Deadline *	MEC + 7; hard date 13 days (*use same date for Termination and Resolution per DRE: or use N/A for Deadline)
28	§ 10.3	Inspection Resolution Deadline* (If a major repair issue exists, increase timeline for bids)	MEC + 7; hard date 13 days (* see above)
29	§ 10.5	Property Insurance Termination Deadline	MEC + 7; hard date 10 days
30	§ 10.6	Due Diligence Documents Delivery Deadline (title)	MEC + 7; hard date 10 days
31	§ 10.6	Due Diligence Documents Objection Deadline (title)	MEC + 10; hard date 13 days
32	§ 10.6	Due Diligence Documents Resolution Deadline (title)	MEC + 13; hard date 16 days
33	§ 10.7	Conditional Sale Deadline	Note: per contract on other property (watch this date if need to amend/extend)
34*	§ 10.10	Lead-Based Paint Termination Deadline	MEC +10; hard date 13 days
CLOSING & POSSESSION			
35	§ 12.3	Closing Date	(approx. 30-45 days)
36	§ 17	Possession Date	"upon closing and funding"
37	§ 17	Possession Time	"upon closing and funding"
38	§ 28	ACCEPTANCE DEADLINE DATE	(24-48 hours dependent on office policy)
39	§ 28	ACCEPTANCE DEADLINE TIME	(24-48 hours dependent on office policy)

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

Jan 2021