

Time of Day Deadline.....	1. As Desired	
Alternative EM Deadline.....	2. Insert date earnest money is to be delivered, if not delivered with the offer.	
	<b>TITLE</b>	
Record Title Deadline.....	3. 7-10 days after MEC	
Record Title Objection Deadline.....	4. 7-10 days after #3 Allow enough time for Buyer to seek legal counsel.	
Off-Record Title Deadline.....	5. 2-3 days after #3.	
Off-Record Title Objection Deadline.....	6. 7-10 days after # 5 Allow enough time for Buyer to seek legal counsel.	
Title Resolution Deadline.....	7. 3-5 days after #6 Allow enough time for resolution.	
Third Party Right to Purchase.....	8. Listing Broker should furnish date for Right of First Refusal, if applicable.	
	<b>OWNER'S ASSOCIATION</b>	
Association Documents Deadline.....	9. 7-10 days after MEC	
Association Documents Termination....	10. Same as Off-Record Title Objection Deadline #6 or Title Resolution Deadline #7.	
	<b>SELLER'S DISCLOSURES</b>	
Seller's Property Disclosure Deadline...	11. Upon MEC or 1-2 days after MEC.	
Lead-Based Paint Disclosure	12. Upon MEC or 1-2 days after MEC.	
	<b>LOAN AND CREDIT</b>	
New Loan Application Deadline.....	13. 1-3 days after MEC or 1-3 days after last date Seller may accept the offer. (See TRID Comments)	
New Loan Terms Deadline.....	14. At or near the time the Loan Estimate is received, typically 3 days after #13	
New Loan Availability Deadline.....	15. 3-4 weeks after MEC, check with lender. (See TRID Comments).	
Buyer's Credit Information Deadline ....	16. 10 days – 2 weeks after MEC. Allow enough time for Buyer to gather pertinent information.*	
Disapproval of Buyer's Credit Deadline.	17. 5-7 days after #16. Allow enough time for Seller to seek expert advice.*	
Existing Loan Deadline.....	18. 3-5 days after MEC. Used only with an assumption.*	
Existing Loan Termination Deadline....	19. 5-7 days after #18. Used only with an assumption.*	* Owner Carry and/or Assumption Only
Loan Transfer Approval Deadline.....	20. 4-6 weeks after MEC. Used only with qualifying assumption.*	
Seller or Private Financing Deadline.....	21. 3-5 weeks after MEC. Allow time for attorney or MLO.	
	<b>APPRAISAL</b>	
Appraisal Deadline.....	22. 5-7 days before #15. Conventional/Other Only, Appraisal Deadlines do not apply to FHA/VA financing.	
Appraisal Objection Deadline.....	23. 2-5 days after #22. Appraisal Objection requires copy of appraisal or written notice from lender.	
Appraisal Resolution Deadline.....	24. 1-3 days after #23.	
	<b>SURVEY</b>	
New ILC or New Survey Deadline.....	25. Allow enough time to receive and review New Survey/ILC.	
New ILC or New Survey Objection.....	26. 1-3 days after #25.	
New ILC or New Survey Resolution.....	27. 1-3 days after #26.	
	<b>INSPECTION AND DUE DILIGENCE</b>	
Water Rights Examination Deadline.....	28. Check with Attorney or Specialist, safe harbor of 10 days prior to #22.	
Mineral Right Examination Deadline....	29. Check with Attorney or Specialist, safe harbor of 10 days prior to #22	
Inspection Termination Deadline.....	30. Same Date as #31 Inspection Objection Deadline.	
Inspection Objection Deadline.....	31. 7-10 days after MEC or upon acceptance of title and owners' association docs. ASAP!	
Inspection Resolution Deadline.....	32. 3-7 days after # 31. Allow Seller time to get bids and for negotiation.	
Property Insurance Termination.....	33. 3 days after MEC. Buyer should contact insurance agent upon MEC.	
DD Documents Delivery Deadline.....	34. 7-10 days after MEC. ASAP!	
DD Documents Objection Deadline.....	35. 3-5 days after #34. Allow time for Buyer to seek legal counsel.	
DD Documents Resolution Deadline....	36. 3-5 days after #35.	
Conditional Sale Deadline.....	37. Negotiable. Consider contract status of property the Buyer must sell and if all contingencies have been met.	
Lead-Based Paint Termination.....	38. Allow time after #12 to review reports and obtain a risk assessment or inspection.	
	<b>CLOSING AND POSSESSION</b>	
Closing Date.....	39. Usually 4-6 weeks after MEC. Discuss with lender before offer, use recommended date as the starting point for all other dates. For Stacked Closings consider CBS Section 10.7.	
Possession Date.....	40. At Delivery of Deed unless PCO. Be careful when using specific date as parties may mutually agree to close earlier than the date in #39. If possession will be delayed up to 60 days after Closing the Post Closing Occupancy Agreement must be used. Regardless of PCO, keys must be delivered at Closing.	
Possession Time.....	41. If a time of day is not stated, then seller has until 11:59 pm of the date in #40.	
Acceptance Deadline Date.....	42. Last date Seller can accept offer (See MEC). Buyer can withdraw offer at any time prior to acceptance and communication of acceptance.	
Acceptance Deadline Time.....	43. If no time is stated, the offer remains open, unless Buyer withdraws, until 11:59 PM of the date in #42.	

**NOTE: When countering an offer or countering a counter, consider all necessary dates that would need to be adjusted. Example: If Title Objection Deadline is changed, Title Resolution Deadline should also change.**

**TRID Disclosures:** The TILA-RESPA Integrated Disclosure requirements may affect the timing for transactions that involve a mortgage.

**Loan Estimate:** The loan estimate must be provided within three days of loan application. The applicant must acknowledge receipt and has 10 days to respond (**Intent to Proceed**). The lender is NOT permitted to verify or document the loan applicant's income before providing the Loan Estimate. Loan application cannot be made without a property address and estimate of value (purchase contract).

**Closing Disclosure:** Licensees should ensure that the lender receives all necessary information prior to closing date including information related to buyer paid charges, seller paid charges and commission disbursements. Re-disclosure of the Closing Disclosure is required, and a new three day wait period would apply, if a change is made to the loan product, APR or pre-payment penalty. Discussion with the lender may be prudent regarding other changes such as escrow funds resulting from a walk-through inspection, repairs or damage not corrected prior to closing, etc. Licensees should consider how the walk-through inspection on the day before closing may impact the lenders ability to close, and the potential of a second walk through inspection.