

REAL ESTATE CONTRACT DATE GUIDE

2019



| REF | EVENT | DATE/DEADLINE |
|--------------------------------------|--|-------------------------------------|
| 4.3 | Alternative Earnest Money Deadline | 1 week from MEC |
| TITLE | | |
| 8.4 | Record Title Deadline | 1 week from MEC |
| 8.4 | Record Title Objection Deadline | 2 weeks from MEC |
| 8.3 | Off-Record Title Deadline | 1 week from MEC |
| 8.3 | Off-Record Title Objection Deadline | 2 weeks from MEC |
| 8.5 | Title Resolution Deadline | 3 weeks from MEC |
| 8.6 | Right of First Refusal Deadline | 4-6 weeks from MEC |
| HOMEOWNER'S ASSOCIATION | | |
| 7.2 | Association Documents Deadline | 1 week from MEC |
| 7.4 | Association Documents Termination Deadline | 2 weeks from MEC |
| SELLER'S DISCLOSURES | | |
| 10.1 | Seller's Property Disclosure Deadline | 1 week from MEC |
| 10.10 | Lead-Based Paint Disclosure Deadline | 1 week from MEC |
| LOAN AND CREDIT | | |
| 5.1 | New Loan Application Deadline | 1 week from MEC |
| 5.2 | New Loan Termination Deadline | 3-4 weeks from MEC |
| 5.3 | Buyer's Credit Information Deadline | 1 week from MEC |
| 5.3 | Disapproval of Buyer's Credit Information Deadline | 2 weeks from MEC |
| 5.4 | Existing Loan Deadline | 1 week from MEC |
| 5.4 | Existing Loan Termination Deadline | 2 weeks from MEC |
| 5.4 | Loan Transfer Approval Deadline | 3 weeks from MEC |
| 4.7 | Seller or Private Financing Deadline | 3-4 weeks from MEC |
| APPRAISAL | | |
| 6.2 | Appraisal Deadline | 2-3 weeks from MEC |
| 6.2 | Appraisal Objection Deadline | 3-4 weeks from MEC |
| 6.2 | Appraisal Resolution Deadline | Appr. Obj. Deadline +3 days |
| SURVEY | | |
| 9.1 | New ILC or New Survey Deadline | 3 weeks from MEC |
| 9.3 | New ILC or New Survey Objection Deadline | 3 weeks from MEC |
| 9.3 | New ILC or New Survey Resolution Deadline | 3 weeks from MEC |
| INSPECTION AND DUE DILLIGENCE | | |
| 10.3 | Inspection Objection Deadline | 2 weeks from MEC |
| 10.3 | Inspection Termination Deadline | 2 weeks from MEC |
| 10.3 | Inspection Resolution Deadline | 3 weeks from MEC |
| 10.5 | Property Insurance Termination Deadline | 1-2 weeks from MEC |
| 10.6 | Due Diligence Documents Delivery Deadline | 1 week from MEC |
| 10.6 | Due Diligence Documents Objection Deadline | 2 weeks from MEC |
| 10.6 | Due Diligence Documents Resolution Deadline | 3 weeks from MEC |
| 10.7 | Conditional Sale Deadline | 3-4 weeks (Loan Objection) from MEC |
| 10.10 | Lead-Based Paint Termination Deadline | 2 weeks from MEC |
| CLOSING AND POSSESSION | | |
| 12.3 | Closing Date | 4-6 weeks from MEC |
| 17 | Possession Date | 4-6 weeks from MEC |
| 17 | Possession Time | 4-6 weeks from MEC |
| 28 | Acceptance Deadline Date | 1-2 days from Offer date |
| 28 | Acceptance Deadline Time | 11:30 PM |

• MEC = Mutual Execution of Contract

• Earnest Money may be made payable to and held by First Integrity Title Company.

**The information provided hereon is for general guideline information purposes only and is not to be construed as specific or legal advice. The Contract Dates and Deadlines have important legal ramifications and appropriate legal and tax advice should be sought.*

| |
|------------------|
| 1 week from MEC |
| 2 weeks from MEC |
| 3 weeks from MEC |
| 4 weeks from MEC |

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2019

January

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----|-----|-----|-----|-----|-----|-----|
| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | 31 | | |

February

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
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| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | | |

March

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
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| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | | | | | | |

- January 1:** New Year's Day
- January 21:** MLK Day
- February 18:** President's Day
- April 21:** Easter
- May 27:** Memorial Day
- July 4:** Independence Day
- September 3:** Labor Day
- October 14:** Columbus Day (varies by bank)
- November 11:** Veteran's Day
- November 21:** Thanksgiving
- December 24:** Christmas Eve
- December 25:** Christmas Day
- December 31:** New Year's Eve

April

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
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| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | | | | |

May

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| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 | |

June

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| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | | | | | | |

Note: See section 18.1 for computation of days with holidays.

July

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
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August

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September

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| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | | | | | |

October

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
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| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | 31 | | |

November

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
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| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |

December

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
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| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | | | | |