

# CONTRACT DATE GUIDE

## 2023 Colorado Real Estate



Reference	Event	Date or Deadline
3	Time of Day Deadline	Specified by agent or defaults to 11:59pm
4	Alternative Earnest Money Deadline	1-3 Days from MEC
<b>Title</b>		
8	Record Title Deadline (and Tax Certificate)	7 Days from MEC
8	Record Title Objection Deadline	10 Days from MEC
8	Off-Record Title Deadline	7 Days from MEC
8	Off-Record Title Objection Deadline	10 Days from MEC
8	Title Resolution Deadline	13-15 Days from MEC
8	Third Party Right to Purchase/Approve Deadline	15+ Days from MEC if Applicable
<b>Owner's Association</b>		
7	Association Documents Deadline	7-10 Days from MEC
7	Association Documents Termination Deadline	10-13 Days from MEC
<b>Seller's Disclosures</b>		
10	Seller's Property Disclosure Deadline	1-3 Days from MEC
10	Lead-Based Paint Disclosure Deadline	1-3 Days from MEC
<b>Loan and Credit</b>		
5	New Loan Application Deadline	1-3 Days from MEC
5	New Loan Terms Deadline	5-7 Days from MEC
5	New Loan Availability Deadline	25-30 Days from MEC
5	Buyer's Credit Information Deadline	5-7 Days from MEC
5	Disapproval of Buyer's Credit Information Deadline	10-13 Days from MEC
5	Existing Loan Deadline	7-10 Days from MEC
5	Existing Loan Termination Deadline	11-13 Days from MEC
5	Loan Transfer Approval Deadline	20-25 Days from MEC
4	Seller or Private Financing Deadline	30-40 Days from MEC
<b>Appraisal</b>		
6	Appraisal Deadline	14-18 Days After MEC
6	Appraisal Objection Deadline	3-5 Days After Appraisal Deadline
6	Appraisal Resolution Deadline	3 Days After Appraisal Objection Deadline
<b>Survey</b>		
9	New ILC or New Survey Deadline	14-18 Days from MEC
9	New ILC or New Survey Objection Deadline	18-21 Days from MEC
9	New ILC or New Survey Resolution Deadline	21-24 Days from MEC
<b>Inspection and Due Diligence</b>		
2	Water Rights Examination Deadline	10-13 Days from MEC
8	Mineral Rights Examination Deadline	10-13 Days from MEC
10	Inspection Termination Deadline	7-10 Days from MEC
10	Inspection Objection Deadline	7-10 Days from MEC
10	Inspection Resolution Deadline	2-3 Days after Inspection Objection Deadline
10	Property Insurance Termination Deadline	14-18 Days from MEC
10	Due Diligence Documents Delivery Deadline	5-7 Days from MEC
10	Due Diligence Documents Objection Deadline	14-18 Days from MEC
10	Due Diligence Documents Resolution Deadline	18-21 Days from MEC
10	Conditional Sale Deadline	30-40 Days from MEC
10	Lead-Based Paint Termination Deadline	14-18 Days from MEC
<b>Closing and Possession</b>		
12	Closing Date	30-45 Days from MEC
17	Possession Date	Closing Date or Delivery of Deed
17	Possession Time	Closing Date or Delivery of Deed
27	<b>Acceptance Deadline Date</b>	1-2 days from Offer date
27	<b>Acceptance Deadline Time</b>	11:59pm (unless otherwise designated in Time of Day Deadline)

MEC =  
Mutual Execution of Contract

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

*\*The information provided hereon does not, and is not intended to, constitute legal advice; instead, all information and content are for general information only.\**

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# 2023 CALENDAR

## JANUARY

SU	MO	TU	WE	TH	FR	SA
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

SU	MO	TU	WE	TH	FR	SA
			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				

## MARCH

SU	MO	TU	WE	TH	FR	SA
			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	

## APRIL

SU	MO	TU	WE	TH	FR	SA
						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						

## MAY

SU	MO	TU	WE	TH	FR	SA
	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			

## JUNE

SU	MO	TU	WE	TH	FR	SA
				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	

## JULY

SU	MO	TU	WE	TH	FR	SA
						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					

## AUGUST

SU	MO	TU	WE	TH	FR	SA
		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		

## SEPTEMBER

SU	MO	TU	WE	TH	FR	SA
					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

## OCTOBER

SU	MO	TU	WE	TH	FR	SA
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				

## NOVEMBER

SU	MO	TU	WE	TH	FR	SA
			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		

## DECEMBER

SU	MO	TU	WE	TH	FR	SA
					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						

**January 1:** New Year's Day  
**January 16:** MLK Day  
**February 20:** President's Day  
**April 9:** Easter Sunday  
**May 29:** Memorial Day

**July 4:** Independence Day  
**September 4:** Labor Day  
**October 9:** Columbus Day  
**November 11:** Veteran's Day  
**November 23:** Thanksgiving

**December 24:** Christmas Eve  
**December 25:** Christmas Day  
**December 31:** New Year's Eve

Note: See section 18.1 and 18.2 for computation of days with holidays.

**CHERRY CREEK NORTH | DTC | GLENDALE | LAKEWOOD | WESTMINSTER**