

CONTRACT DATE GUIDE

2024 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
Title		
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
Owner's Association		
7	Association Documents Deadline	7-10 Days from MEC
7	Association Documents Termination Deadline	10-13 Days from MEC
Seller's Disclosures		
10	Seller's Property Disclosure Deadline	1-3 Days from MEC
10	Lead-Based Paint Disclosure Deadline	1-3 Days from MEC
Loan and Credit		
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
Appraisal		
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
Survey		
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
Inspection and Due Diligence		
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
Closing and Possession		
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	Acceptance Deadline Date	1-2 days from Offer date
27	Acceptance Deadline Time	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.

First Integrity Title Company
501 South Cherry Street
Suite 700
Denver, CO 80246
Phone: 303.837.9171
Fax: 303.265.9009
www.FirstIntegrityTitle.com

2024 CALENDAR

JANUARY

S	M	T	W	T	F	S
	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

S	M	T	W	T	F	S
				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		

MARCH

S	M	T	W	T	F	S
					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

S	M	T	W	T	F	S
	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

S	M	T	W	T	F	S
				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

S	M	T	W	T	F	S
						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

S	M	T	W	T	F	S
	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

S	M	T	W	T	F	S
				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

S	M	T	W	T	F	S
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

S	M	T	W	T	F	S
		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

S	M	T	W	T	F	S
					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

S	M	T	W	T	F	S
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 15: MLK Day
February 19: President's Day
March 31: Easter Sunday
May 27: Memorial Day

July 4: Independence Day
September 2: Labor Day
October 14: Columbus Day
November 11: Veteran's Day
November 28: 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.