

# CONTRACT DATE AND DEADLINE GUIDE

## 2020 Colorado Real Estate

Reference	Event	MEC = Mutual Execution of Contract
4.3	Alternative Earnest Money Deadline	1-3 days from MEC
<b>Title</b>		
8.1, 8.4	Record Title Deadline	10-14 days from MEC ★
8.2, 8.4	Record Title Objection Deadline	12-15 days from MEC
8.3	Off-Record Title Deadline	10-14 days from MEC
8.3	Off-Record Title Objection Deadline	12-15 days from MEC
8.5	Title Resolution Deadline	15-17 days from MEC
8.6	Right of First Refusal Deadline	5-7 days from MEC ★
<b>Owner's Association</b>		
7.2	Association Documents Deadline	10-14 Business days from MEC ★
7.4	Association Documents Termination Deadline	10-14 Business days from MEC
<b>Seller's Disclosure</b>		
10.1	Seller's Property Disclosure	1-3 days from MEC
10.1	Lead-Based Paint Disclosure Deadline	1-3 days from MEC
<b>Loan and Credit</b>		
5.1	New Loan Application	1-3 days from MEC
5.2	New Loan termination Deadline	24-30 days from MEC
5.3	Buyer's Credit Information Deadline	7-10 days from MEC ★
5.3	Disapproval of Buyer's Credit Information Deadline	10-14 days from MEC ★
5.4	Existing Loan Deadline	7-10 days from MEC ★
5.4	Existing Loan Termination Deadline	10-14 days from MEC ★
5.4	Loan Transfer Approval Deadline	21-28 days from MEC ★
4.7	Seller or Private Financing Deadline	21-28 days from MEC ★
<b>Appraisal</b>		
6.2	Appraisal Deadline	18-21 days from MEC
6.2	Appraisal Objection Deadline	18-21 days from MEC ★
6.2	Appraisal Resolution Deadline	21-24 days from MEC
<b>Survey</b>		
9.1	New ILC or New Survey Deadline	18-21 days from MEC
9.3	New ILC or New Survey Deadline	18-21 days from MEC
9.3	New ILC or New Survey Resolution Deadline	21-24 days from MEC
<b>Inspection and Due Diligence</b>		
10.3	Inspection Objection Deadline	7-10 days from MEC
10.3	Inspection Resolution Deadline	10-14 days from MEC ★★
10.3	Inspection Termination Deadline	7-14 days from MEC ★★
10.5	Property Insurance Termination Deadline	21-24 days from MEC
10.6	Due Diligence Documents Delivery Deadline	7-10 days from MEC ★★
10.6	Due Diligence Documents Objection Deadline	8-11 days from MEC
10.6	Due Diligence Documents Resolution Deadline	10-14 days from MEC
10.7	Conditional Sale Deadline	Use if Applicable
10.10	Lead-Based Paint Termination Deadline	10-14 days from MEC
<b>Closing and Possession</b>		
12.3	Closing Date	Typically 30-45 days from MEC
17	Possession Date	Delivery of Deed=DOD ★★★
17	Possession Time	Delivery of Deed=DOD ★★★
28	Acceptance Deadline Date	1 Day from Date of Contract Offer
28	Acceptance Deadline Time	Choose a Specific Time of Day

- ★ Record Title Deadline is a seller deadline if 8.1.1 is checked or a Buyer deadline if 8.1.2 is checked.
- ★ Determine if there is a Right of First Refusal, if so, fill date accordingly. This is common with a Back-up offer if the 1st contract has a contingency.
- ★ HOA's typically require 10 Business Days to avoid RUSH charges assessed.
- ★ With regard to Assumable Loans or Seller Financing, please call the Broker Line (303)858-8104 to structure your offer appropriately.
- ★ The best practice would be same date as Loan Termination
- ★★ Best practice is that Termination and Resolution be the same day.
- ★★ Best practice that Delivery falls prior to Inspection Objection Deadline
- ★★ If possession is after DOD, Broker should negotiate Post Closing Occupancy Agreement.



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**Did you know?**  
 Earnest Money can be electronically deposited. Send a clean/straight image of the check to:  
[EM@eqescrow.com](mailto:EM@eqescrow.com)

The information provided herein 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.