



2018 Contract DATE GUIDE



This information was provided for Land Title by Jon Goodman of Frasca, Joiner, Goodman, & Greenstein, P.C. This guide is for general information purposes only. Each deal is different. This guide is for transactions with normally motivated Buyers and Sellers, without any known problems or unusual features. This guide addresses all deadlines, but it would be unusual for one contract to include all of the deadlines. The Contract Dates and Deadlines have important legal consequences and the parties should consult legal and tax or other counsel for advice on these matters.

If you seek to work with Land Title, then use Jon's suggested clauses for additional provisions:

- Notwithstanding Section 8.1, Owner's Title Policy shall be issued by Land Title at Seller's expense.
- Title Insurance Company and Closing Company shall be Land Title.

Zone Key

Each Zone is one week from Mutually Executed Contract (MEC) date.

- Zone 1 = 1 week from MEC
- Zone 2 = 2 weeks from MEC
- Zone 3 = 3 weeks from MEC
- Zone 4 = 4-6 weeks from MEC

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Land Title Guarantee Company
3033 East First Avenue #600
Denver, CO 80206
Office: 303-321-1880

Reference	Event	Date or Deadline Zone
4.3	Alternative Earnest Money Deadline	1
Title		
8.1	Record Title Deadline	1
8.2	Record Title Objection Deadline	2
8.3	Off-Record Title Deadline	1
8.3	Off-Record Title Objection Deadline	2
8.4	Title Resolution Deadline	3
8.5	Right of First Refusal Deadline	4-6 weeks
Owners' Association		
7.3	Association Documents Deadline	1
7.4	Association Documents Objection Deadline	2
Seller's Property Disclosure		
10.1	Seller's Property Disclosure Deadline	1
Loan and Credit		
5.1	Loan Application Deadline	1
5.2	Loan Objection Deadline	3-4 weeks
5.3	Buyer's Credit Information Deadline	1
5.3	Disapproval of Buyer's Credit Information Deadline	2
5.4	Existing Loan Documents Deadline	1
5.4	Existing Loan Documents Objection Deadline	2
5.4	Loan Transfer Approval Deadline	3
4.7	Seller or Private Financing Deadline	3-4 weeks
Appraisal		
6.2	Appraisal Deadline	2-3 weeks
6.2	Appraisal Objection Deadline	3-4 weeks
6.2	Appraisal Resolution Deadline	Appr. Obj. Deadline +3 days
Survey		
9.1	New ILC or New Survey Deadline	3
9.3	New ILC or New Survey Objection Deadline	3
9.4	New ILC or New Survey Resolution Deadline	3
Inspection and Due Diligence		
10.2	Inspection Objection Deadline	2
10.3	Inspection Resolution Deadline	3
10.5	Property Insurance Objection Deadline	1-2 weeks
10.6	Due Diligence Documents Delivery Deadline	1
10.6	Due Diligence Documents Objection Deadline	2
10.6	Due Diligence Documents Resolution Deadline	3
10.7	Conditional Sale Deadline	3-4 weeks (Loan Objection)
Closing and Possession		
Send Out Closing Disclosure		
12.3	Closing Date	4-6 weeks
17	Possession Date	4-6 weeks
17	Possession Time	4-6 weeks
28	Acceptance Deadline Date	1-2 Days
28	Acceptance Deadline Time	11:30 PM

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