



2022 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

* This is an opportunity to select the time of the day that the Objection, Resolution, Examination and Termination Deadlines will end. Other contract dates and deadlines will continue to end at 11:59 pm.

** Picking the same date for the New Loan Terms and New Loan Availability deadlines avoids confusion.

*** Do not make the Inspection Termination Deadline after the Inspection Objection Deadline.

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Land Title Guarantee Company

For a List of Office Locations
Visit www.ltgc.com/office

Reference	Event	Date or Deadline Zone
3	Time of Day Deadline*	Not a Date
4	Alternative Earnest Money Deadline	1
Title		
8	Record Title Deadline (and Tax Certificate)	1
8	Record Title Objection Deadline	2
8	Off-Record Title Deadline	1
8	Off-Record Title Objection Deadline	2
8	Title Resolution Deadline	3
8	Third-Party Right to Purchase/Approve Deadline	4-6 weeks
Owners' Association		
7	Association Documents Deadline	2
7	Association Documents Termination Deadline	2
Seller's Disclosures		
10	Seller's Property Disclosure Deadline	1
10	Lead Based Paint Disclosure Deadline	1
Loan and Credit		
5	New Loan Application Deadline	1
5	New Loan Terms Deadline	3-4 weeks
5	New Loan Availability Deadline **	3-4 weeks
5	Buyer's Credit Information Deadline	1
5	Disapproval of Buyer's Credit Information Deadline	2
5	Existing Loan Deadline	1
5	Existing Loan Termination Deadline	2
5	Loan Transfer Approval Deadline	3
4	Seller or Private Financing Deadline	3-4 weeks
Appraisal		
6	Appraisal Deadline	2-3 weeks
6	Appraisal Objection Deadline	3-4 weeks
6	Appraisal Resolution Deadline	Appr. Obj. Deadline +3 days
Survey		
9	New ILC or New Survey Deadline	3
9	New ILC or New Survey Objection Deadline	3
9	New ILC or New Survey Resolution Deadline	3
Inspection and Due Diligence		
2	Water Rights Examination Deadline	2
8	Mineral Rights Examination Deadline	2
10	Inspection Termination Deadline***	2
10	Inspection Objection Deadline	2
10	Inspection Resolution Deadline	3
10	Property Insurance Termination Deadline	1-2 weeks
10	Due Diligence Documents Delivery Deadline	1
10	Due Diligence Documents Objection Deadline	2
10	Due Diligence Documents Resolution Deadline	3
10	Conditional Sale Deadline	3-4 weeks (Loan Objection)
10	Lead Based Paint Termination Deadline	2
Closing and Possession		
Send Out Closing Disclosure		
12	Closing Date	4-6 weeks
17	Possession Date	4-6 weeks
17	Possession Time	4-6 weeks
27	Acceptance Deadline Date	1-2 Days
27	Acceptance Deadline Time	11:30 PM