

2018 Colorado Real Estate Contract Date Guide

ITEM NO.	REFERENCE	EVENT	DAYS FROM MEC
1.	4.2	Alternative Earnest Money Deadline	1-3
Title			
2.	8.1	Record Title Deadline	7-10*
3.	8.2	Record Title Objection Deadline	11-13
4.	8.3	Off-Record Title Deadline	7-10
5.	8.3	Off-Record Title Objection Deadline	11-13
6.	8.4	Title Resolution Deadline	14-17
7.	8.6	Right Of First Refusal Deadline	N/A**
Owner's Association			
8.	7.3	Association Documents Deadline	7-10
9.	7.4	Association Documents Objection Deadline	11-13
Seller's Property Disclosure			
10.	10.1	Seller's Property Disclosure Deadline	1-3 (or Already Requested)
Loan and Credit			
11.	5.1	Loan Application Deadline	1-3
12.	5.2	Loan Objection Deadline	30-40
13.	5.3	Buyer's Credit Information Deadline	7-10
14.	5.3	Disapproval Of Buyer's Credit Information Deadline	11-13
15.	5.4	Existing Loan Documents Deadline	7-10
16.	5.4	Existing Loan Documents Objection Deadline	11-13
17.	5.4	Loan Transfer Approval Deadline	20-25
18.	4.7	Seller or Private Financing Deadline	30-40***
Appraisal			
19.	6.2	Appraisal Deadline	Day Before Appraisal Objection Deadline
20.	6.2	Appraisal Objection Deadline	30-40
21.	6.2	Appraisal Resolution Deadline	2 Days After Appraisal Objection Deadline
Survey			
22.	9.1	New ILC or New Survey Deadline	14-18
23.	9.2	New ILC or New Survey Objection Deadline	18-21
24.	9.3	New ILC or New Survey Resolution Deadline	21-24
Inspection and Due Diligence			
25.	10.2	Inspection Objection Deadline	14-18
26.	10.3	Inspection Resolution Deadline	19-21
27.	10.5	Property Insurance Objection Deadline	14-18
28.	10.6	Due Diligence Documents Delivery Deadline	14-18
29.	10.6	Due Diligence Documents Objection Deadline	18-21
30.	10.6	Due Diligence Documents Resolution Deadline	21-24
31.	10.7	Conditional Sale Deadline	25-40
Closing and Possession			
32.	12.3	Closing Date	30-45
33.	17	Possession Date	Delivery of Deed****
34.	17	Possession Time	Delivery of Deed****
35.	28	Acceptance Deadline Date	1-2 Days
36.	28	Acceptance Deadline Time	Choose Time of Day

* The record title deadline is a seller deadline if 8.1.1 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.

*** Seller should check with attorney about potential MLO licensing requirements

**** If possession is to be after closing, brokers should help negotiate Post-Closing Occupancy Agreement at time of contract.

MEC is the date that the Contract or if applicable, counterproposal is signed by all of the parties. Make sure to calculate the deadlines after MEC is determined. It is normally a good idea to verify MEC with the other broker by email to ensure there are no misunderstandings.

Information provided by Damian L. Cox, Esq. for informational purposes only. Any questions should be directed to your employing broker or a real estate attorney.

While this guide is to help brokers with suggested/customary deadlines, deadlines should be ultimately decided based on the client's needs. Many times deadlines are determined based on the bargaining power of the buyer/seller.



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