

2022 Colorado Real Estate Contract Date Guide

ITEM NO.	REFERENCE	EVENT	DAYS FROM MEC
1.	3	Time of Day Deadline	5-7 PM
2.	4	Alternative Earnest Money Deadline	1-3
Title			
3.	8	Record Title Deadline	7-9*
4.	8	Record Title Objection Deadline	10-12
5.	8	Off-Record Title Deadline	7-9
6.	8	Off-Record Title Objection Deadline	10-12
7.	8	Title Resolution Deadline	13-15
8.	8	Third Party Right to Purchase/Approve Deadline	N/A**
Owner's Association			
9.	7	Association Documents Deadline	12-14
10.	7	Association Documents Termination Deadline	16-18
Seller's Property Disclosure			
11.	10	Seller's Property Disclosure Deadline	1-3
12.	10	Lead-Based Paint Disclosure Deadline	1-3
Loan and Credit			
13.	5	New Loan Application Deadline	1-3
14.	5	New Loan Terms Deadline	7-10
15.	5	New Loan Availability Deadline	30-40
16.	5	Buyer's Credit Information Deadline	N/A*****
17.	5	Disapproval of Buyer's Credit Information Deadline	N/A*****
18.	5	Existing Loan Deadline	N/A*****
19.	5	Existing Loan Termination Deadline	N/A*****
20.	5	Loan Transfer Approval Deadline	N/A*****
21.	4	Seller or Private Financing Deadline	30-40***
Appraisal			
22.	6	Appraisal Deadline (1 Day before Appraisal Objection)	29-39
23.	6	Appraisal Objection Deadline	30-40
24.	6	Appraisal Resolution Deadline (2 Days after Appraisal Objection)	32-42
Survey			
25.	9	New ILC or New Survey Deadline	14-18
26.	9	New ILC or New Survey Objection Deadline	18-21
27.	9	New ILC or New Survey Resolution Deadline	21-24
Inspection and Due Diligence			
28.	2	Water Rights Examination Deadline	14-18
29.	8	Mineral Rights Examination Deadline	14-18
30.	10	Inspection Termination Deadline	14-18
31.	10	Inspection Objection Deadline	14-18
32.	10	Inspection Resolution Deadline	19-21
33.	10	Property Insurance Termination Deadline	14-18
34.	10	Due Diligence Documents Delivery Deadline	14-18
35.	10	Due Diligence Documents Objection Deadline	18-21
36.	10	Due Diligence Documents Resolution Deadline	21-24
37.	10	Conditional Sale Deadline	25-40
38.	10	Lead-Based Paint Termination Deadline	14-18
Closing and Possession			
39.	12	Closing Date	30-45
40.	17	Possession Date	Delivery of Deed****
41.	17	Possession Time	Delivery of Deed****
42.	27	Acceptance Deadline Date	1-2 Days
43.	27	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. Right of First Refusal is typically found in a lease or HOA documents.
- *** Seller should check with attorney about potential MLO licensing requirements. Seller or private financing may have licensing or other legal implications. Broker should advise seller to check with seller's attorney about MLO licensing requirements and other legal implications.
- **** If possession is to be after closing, brokers should help negotiate Post-Closing Occupancy Agreement at time of contract.
- ***** Rarely used deadlines that only apply when an existing loan will not be released (e.g., assumable loans or wrap around deeds of trust). Brokers should contact their employing broker or real estate attorney before completing.

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 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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