

Closing Deadline

CHECKLIST

Know your deadlines

- Contract signed: Escrow Opens (effective date)
- 3 days: deliver seller's property disclosure form
- 5 days: seller insurance claims delivered
- 10 days: deadline for buyer to cancel contract
- 10 days: buyers 10 day inspection period ends
- 15 days: seller respond to buyers inspection notice
- 20 days: buyer must decide on accepting the sellers response
- 20 days: escrow contract is final
- 20-35 days: seller signs deed & other documents (before close of escrow)
- 37 days: Buyer to secure loan, sign and deliver documents to escrow
- 37 days or so: seller makes all required repairs
- 37-40 days: loan is signed and verified
- 40 days: escrow closes & buyer gets the keys!