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For information purposes only. 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.



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2012 Contract Date Guide

Item No.	Reference	Event	Date or Deadline Zone
1.	4.2	Alternative Earnest Money Deadline	1

Title and Association

2.	7.1	Record Title Deadline	1
3.	7.2	Exceptions Request Deadline	1.5
4.	8.1	Record Title Objection Deadline	2
5.	8.2	Off-Record Title Deadline	1
6.	8.2	Off-Record Title Objection Deadline	2
7.	8.3	Title Resolution Deadline	3
8.	7.3	Association Documents Deadline	1
9.	7.3	Association Documents Objection Deadline	2
10.	8.5	Right of First Refusal Deadline	0

Seller's Property Disclosure

11.	10.1	Seller's Property Disclosure Deadline	1
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Loan and Credit

12.	5.1	Loan Application Deadline	1
13.	5.2	Loan Conditions Deadline	2-4
14.	5.3	Buyer's Credit Information Deadline	1
15.	5.3	Disapproval of Buyer's Credit Information Deadline	2
16.	5.4	Existing Loan Documents Deadline	1
17.	5.4	Existing Loan Documents Objection Deadline	2
18.	5.4	Loan Transfer Approval Deadline	3-4

Appraisal

19.	6.2	Appraisal Deadline	1-3
20.	6.2	Appraisal Objection Deadline	2-4

Survey

21.	9.1	Current Survey Deadline	1-3
22.	9.2	Current Survey Objection Deadline	2-4

Inspection and Due Diligence

23.	10.2	Inspection Objection Deadline	2
24.	10.3	Inspection Resolution Deadline	3
25.	10.5	Property Insurance Objection Deadline	2-3
26.	10.6	Due Diligence Documents Delivery Deadline	1
27.	10.7	Due Diligence Documents Objection Deadline	2

Closing and Possession

28.	12.3	Closing Date	6
29.	17	Possession Date	6
30.	17	Possession Time	
31.	28	Acceptance Deadline Date	
32.	28	Acceptance Deadline Time	11:30 pm

Zone Key — Each Zone is one week from Mutually Executed Contract (MEC)

- Zone 1 = 1 week from MEC
 Zone 2 = 2 weeks from MEC
 Zone 3 = 3 weeks from MEC
- Zone 4 = 4 weeks from MEC
 Zone 5 = 5 weeks from MEC
 Zone 6 = 6 weeks from MEC

Whenever possible, use dates that fall on Tuesdays, Wednesdays & Thursdays; avoid listing Monday or Friday dates when you can.

2012

January

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29			

March

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

April

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

May

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

June

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

July

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

August

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

September

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

October

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

November

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

December

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

2012 Federal Holidays

Monday, January 2: New Year's Day
 Monday, January 16: Birthday of Martin Luther King Jr.
 Monday, February 20: Presidents Day
 Monday, May 28: Memorial Day
 Wednesday, July 4: Independence Day

Monday, September 3: Labor Day
 Monday, October 8: Columbus Day
 Monday, November 12: Veterans Day
 Thursday, November 22: Thanksgiving Day
 Tuesday, December 25: Christmas Day